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CITY OF ANDERSON HOUSING ELEMENT UPDATE

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PREPARED BY

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**City of Anderson**  
**HOUSING ELEMENT UPDATE**  
**1992**

**INTRODUCTION**

Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document the existing housing stock and existing and projected housing needs. Responding to these requirements, this update profiles the City of Anderson's existing housing, assesses existing and projected needs, analyzes resources available to meet these needs, reviews governmental and nongovernmental constraints, and establishes goals, policies and objectives for the production of affordable housing.

**Authority and Scope**

Government Code Section 65588 (a) requires communities to review their housing elements as frequently as appropriate to evaluate progress made implementing the housing element, determine if their goals, objectives and policies are appropriate, and assess how effective the housing element has been toward attainment of the communities goal. Government Code Section 65588 (b) requires the housing element to be revised as appropriate, but not less than every five years, to reflect the results of this periodic review and suggests the review be included in the updated element.

The updated housing element must describe past successful implementation results and what has been learned. To the degree possible the results should be quantified and have qualitative statements where statistics are not available or appropriate. Finally, the significant differences between what was projected or planned and what was achieved must be analyzed.

An updated housing element is expected to contain:

1. An evaluation of the existing element that:
  - a. Clearly establishes that Goals, policies, objectives, and programs have been evaluated;
  - b. Provides the analysis required to identify adequate sites.
2. A new five year planning period that incorporates:
  - a. An updated housing needs analysis;
  - b. Housing needs projections which include the communities regional share allocation established by the State;





- c. Goals, policies, objectives, and programs, if revised, to correct a deficiency in stating or meeting objectives of the previous element or to reflect the new needs analysis;
  - d. An updated site inventory.
3. An analysis of governmental constraints that hinder development of housing.
  4. An examination of non-governmental constraints.
  5. A discussion of energy conservation opportunities.
  6. An identification of special housing needs.
  7. Strategies to conserve and improve the existing affordable housing stock.
  8. Methods to promote equal housing opportunity.
  9. An identification of how the public participated in the revision process.
  10. A finding that the housing element is internally consistent with the General Plan.

### Goals, Policies, and Objectives

Goals are general statements of purpose that may never be attained. The City of Anderson's goals provide for the following:

1. Consistency with state housing goals, legislative findings, and legislative intent.
2. Indicate the general direction the City intends to take with respect to meeting its housing responsibilities and resolving identified housing problems.
3. Provide guidance for the City's policies and objectives.

The City of Anderson's policies are statements that cover a range of actions the City intends to take towards attainment of its goals. Policies help guide and maintain consistency in programs that implement the housing element.

Objectives are quantified statements that contain the maximum actual numbers of housing units the City projects can realistically be constructed, rehabilitated, and conserved over a five-year time frame. State law acknowledges that "the total housing needs identified may exceed available resources and the community's ability to satisfy this need within the content of the general plan. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame."





The maximum actual numbers should be stated for the construction objective, the rehabilitation objective, and the conservation objective. Each objective is the number of units which potentially may be constructed during the five-year time frame of the element given the locality's developable land resources, financial and other constraints which cannot be mitigated or removed, and proposed programs.

Local government sets the maximum actual numbers after determining its housing needs, its financial resources, and local constraints. Local constraints may include such items as topography, water availability, land development capability, public service and facility availability, and the availability of private utilities.

Ideally, objectives will be equal to identified needs. This rarely happens. The statute recognizes this circumstance and allows local government to establish realistic and pragmatic objectives that may be less than the identified needs. The analysis used to reach these conclusions should be included in the element for public information and to enable the State Department of Housing and Community Development to complete its review for compliance with the Government Code and Housing Element Guidelines.

Government Code Section 65580(c) states " the provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government." Local government is not expected to finance all programs to provide for its housing needs but is expected to show a commitment to do what it can. Communities can help finance development of affordable housing utilizing its limited resources by targeting certain programs to deal with the area(s) of greatest need. The statute recognizes this may result in other objective(s) implementation effort(s) being reduced. Federal and state funding sources can be utilized, units of government like redevelopment agencies and housing authorities can be established to leverage financing, and cooperative ventures with the private sector and nonprofit development corporations can be instituted.

Local government should endeavor to maximize its capabilities to provide for development of affordable housing; provide goals, policies, objectives, and programs to guide the community; change processes; provide concessions and incentives to the private sector, and promote fair housing.

### **Programs**

Government Code Section 65583(c) states that the housing element shall include "a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available."

"The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make diligent efforts to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."





The City of Anderson's program is the means it intends to use to implement its policies and objectives. The program shows the City is committed to implement its housing element by: (1) identifying agencies and officials that will be responsible for meeting quantified objectives (to meet or reduce specific needs, considering local limitations); (2) specifying when implementation steps will be taken, and identifying potential funding sources.

The City of Anderson's combined program efforts provide strategies that result in providing the following:

1. Projected need by all income levels.
2. Provisions to increase the variety of housing and densities.
3. Available sites for each variety of housing type and densities.

A variety of housing types and densities for each type include:

1. Traditional Single Family Housing
  - a. Ownership
  - b. Rental
2. Manufactured Single Family Housing
  - a. Manufactured Housing
    - (1) Ownership
    - (2) Rental
  - b. Mobile Homes
    - (1) Ownership
    - (2) Rental
3. Multifamily Housing
  - a. Ownership
  - b. Rental

This update maintains a consistent format for programs that clearly meet the housing element requirements of the Government Code and Guidelines. The format used for all programs is:

Identified Need:

Quantified Objective:

Local Limitations (if any):

Program(s):

Emphasis (if any):

Responsibility:

Timing:

Funding:





## Public Participation

Government Code Section 65583(c) requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort."

This Amendment meets public participation with requirements by the following actions:

1. The following organizations received copies of the draft Housing Element update:
  - a. Shasta County Commission on Aging.
  - b. Shasta Senior Nutrition Programs, Inc.
  - c. People of Progress.
  - d. Shasta County Housing/Community Action Programs.
  - e. Shasta Builders Exchange.
  - f. Legal Services of Northern California, Inc.
  - g. Shasta County Board of Realtors.
  - h. Shasta Housing Development Corp.
2. The draft Housing Element was circulated to other housing interest groups.
3. Special advertising and outreach measures go here {Outreach to housing interest groups such as church, low income, handicapped, senior citizen, community, and nonprofit groups. Notices to Post Offices, grocery stores, community centers, civic groups libraries, schools, and post in public places}
4. Joint public workshops with the Planning Commission and City Council were held.
5. Public Hearings were held before the Planning Commission and City Council.

## Footnotes

Footnotes are numbered for each chapter and, if noted, provided at the end of that chapter.



TABLE 2-2  
AGE DISTRIBUTION  
City of Anderson  
1990

<u>Age</u>	<u>Distribution</u>	<u>Percent</u>
Under 5 Years	801	9.6
16 Years and Over	5,857	70.5
18 Years and Over	5,614	67.6
18 To 20 Years	310	3.7
21 To 24 Years	378	4.5
25 To 44 Years	2,440	29.4
45 To 54 Years	641	7.7
55 To 59 Years	290	3.4
60 To 64 Years	341	4.1
65 Years and Over	1,214	14.6
75 Years and Over	540	6.5
85 Years and Over	130	1.5

Source: U.S. Bureau of the Census (2)

The elderly population (65 years and older) of 1,214 persons accounts for 14.6% of the population in the City of Anderson, more than the County average of 14.1%.

### **Ethnicity**

In the City of Anderson, persons of Hispanic origin constitute 4.7% and American Indian, Eskimo or Aleut 3.5% of the population.

The largest minority group in Shasta County is comprised of individuals of Hispanic origin (3.85%). The second largest minority group, American Indian, Eskimo or Aleut, represents 2.6% of the population in Shasta County.

A breakdown of the City of Anderson's population by race and Hispanic Origin is shown on Table 2-3.





TABLE 2-3  
POPULATION BY RACE AND HISPANIC ORIGIN  
City of Anderson  
1990

<u>Race</u>	<u>Number</u>	<u>Percent</u>
White	7,775	93.6
Black	62	.7
American Indian, Eskimo, or Aleut	290	3.4
Asian or Pacific Islander	58	.6
Other Race	114	1.3
Hispanic Origin (Of Any Race)	393	4.7

Source: U.S. Bureau of the Census (3)

#### **Employment and Income Conditions**

The 1990 Census reported the City of Anderson's unemployment rate at 12.5% or almost 7% higher than the State average and 4% higher than Shasta County's.

According to 1990 Census data, there are approximately 1.03 persons per household in the labor force in Shasta County and 1.47 in the City of Anderson.

The percentage of females in the labor force increased from 40% in 1980 to 45% in 1990 countywide and in the City of Anderson.

According to 1980 Census data, 42,014 persons were employed and 6,740 or 13.8% of the labor force was unemployed in Shasta County. In 1990 the Census reported 58,578 persons employed and 5,623 or 8.8% unemployed. The State of California Employment Development Department (EDD) reported in June 1991, that Shasta County had an 8.6% unemployment rate for 1990. This is 3.0% above the State average of 5.6%.

#### **Employment Opportunities**

Retail trade accounts for 22.8% and government and health services each account for 11.7% of the City of Anderson's employed persons.

The two industries in Shasta County with the highest percentage of persons employed in 1990 were government related industries (14.2%) and retail trade (16.9%).



Employed persons 16 years and over, by industry, are listed in Table 2-4. (4)

TABLE 2-4  
EMPLOYED PERSONS BY INDUSTRY  
City of Anderson  
1990

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, and Fisheries	44	1.5
Mining	21	.7
Construction	237	8.4
Manufacturing:		
Nondurable Goods	160	5.7
Durable Goods	263	9.4
Transportation	123	4.4
Communications and Other Public Utilities	72	2.5
Wholesale Trade	81	2.9
Retail Trade	637	22.8
Finance, Insurance, and Real Estate	97	3.4
Services:		
Business and Repair	163	5.8
Personal	95	3.4
Entertainment and Recreation	2	<.1
Professional and Related		
Health	327	11.7
Education	189	6.7
Other and Related	227	8.1
Public Administration	51	1.8

Source: U.S. Bureau of the Census (4)

#### Household Income Distribution

The City of Anderson's median household income is \$19,045 and mean household income \$23,696. Median family income is \$22,321 and mean family income \$27,136. The 1990 Census reports countywide median and average household incomes are





\$25,581 and \$32,210 and median and average family incomes are \$30,332 and \$36,478.

Income by household, family and nonfamily households is listed in Table 2-5.

TABLE 2-5  
INCOME BY HOUSEHOLD, FAMILY AND NONFAMILY HOUSEHOLDS  
City of Anderson  
1990

<u>Income:</u>	<u>House-</u> <u>holds</u>	<u>Families</u>	<u>Nonfamily</u> <u>House-</u> <u>Holds</u>
\$ 0-4,999	138	50	94
\$ 5,000-9,999	641	268	398
\$ 10,000-14,999	466	319	154
\$ 15,000-24,999	688	572	133
\$ 25,000-34,999	491	371	99
\$ 35,000-49,999	429	355	46
\$ 50,000-74,999	193	175	12
\$ 75,000-99,999	22	22	0
\$100,000-or more	<u>36</u>	<u>36</u>	<u>0</u>
Total	3,104	2,168	936

Source: U.S. Bureau of the Census (5)

Poverty level, which is adjusted annually by the Census Bureau, takes into account family size, number of children and the age of the family householder or unrelated individual.

In 1990 13.7% of the total County population and 18.5% of the City of Anderson's population was in the poverty status. Countywide, males fared better than females with 44.1% of males below poverty status and 55.9% of females below poverty status. Males fared better in the City of Anderson where 37.9% of males are below poverty status, but 62.1% of females are below poverty status. On the other hand, above poverty status data from the Census reveals 48.6% are male and 51.4% are female in Anderson. Overall, 21.5% of all females and 15.0% of all males in the City of Anderson are below poverty status.



The degree to which a family is defined as being in poverty is largely determined by the presence of the householder's spouse, age, and the presence and age of children.

### Housing Value and Costs

City of Anderson homeowners determined housing unit value at \$62,200 according to the 1990 Census.

The median housing unit value determined by owners for Shasta County in 1980 was \$61,000, compared to a median value of \$91,000 for 1990.

In 1991 the median sale price for residential units, countywide, was \$108,668 according to data from the Shasta County Board of Realtors.

TABLE 2-6  
HOUSING UNITS BY VALUE  
City of Anderson  
1990

Number of Housing Units				
Value	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Less than \$19,999	62	4.7	7	.4
\$20,000-\$29,999	120	9.0	16	1.1
\$30,000-\$39,999	280	21.2	65	4.5
\$40,000-\$49,999	394	29.8	198	13.8
\$50,000-\$59,999	223	16.9	344	24.0
\$60,000-\$99,999	210	15.9	686	47.8
\$100,000-or more	<u>30</u>	<u>2.2</u>	<u>119</u>	<u>8.2</u>
Total	1,319	100.0	1,434	100.0

Source: U.S. Bureau of the Census (6)

In 1980, 54.9% of the County's housing stock was valued by their owners within the range of \$50,000 - \$100,000, 9.5% of the County's housing stock was valued at \$100,000 or more, and only 0.8% was valued at \$200,000 or more.

In 1990, approximately 51.0% of the County's housing stock was valued by their owners within the range of \$50,000-100,000, 41.0% valued at \$100,000 or more, and 5.4% valued at \$200,000 or more. 47.8% of the City of Anderson owners valued their units at between \$60,000-100,000 and only 8.2% at \$100,000 or more.

1991 residential sales information provided by the Shasta County Board of Realtors indicate values for residential properties are higher than owners realize or reported to the census. It indicates the average sales price of residential property was \$108,668. There were 1,131 residential sales reported to the Shasta County Board





of Realtors in 1991. 64, or 5.65% were below \$60,000, 400, or 35.36% were between \$60,000-100,000, and 667, or 58.97% were above \$100,000.

### Owner and Renter Monthly Costs

Median monthly owner costs for Shasta County in 1980 equaled \$350 for those owners with a mortgage and \$91 for those without a mortgage. In 1980, the median gross renter costs in the County was \$240.

1990 Census data reports housing costs almost doubled compared to 1980. Owners with a mortgage costs were \$682 and owners without a mortgage \$172. Median rents went to \$432. City of Anderson owners with a mortgage costs were \$478 and without a mortgage \$167. According to the 1990 Census median rents in Anderson were \$411.

TABLE 2-7  
MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME  
City of Anderson  
1990

<u>Household Income</u>	Percentage of Income			
	<u>0-24%</u>	<u>25-35%</u>	<u>35+%</u>	<u>Total</u>
Less Than \$10,000	58	42	112	212
\$10,00-19,999	128	143	91	362
\$20,000-34,999	300	105	31	436
\$35,000-49,999	264	9	0	273
\$50,000 Or More	153	0	0	153

Source: U.S. Bureau of the Census (7)

TABLE 2-8  
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME  
City of Anderson  
1990

<u>Household Income</u>	Percentage of Income			
	<u>0-24%</u>	<u>25-35%</u>	<u>35+%</u>	<u>Total</u>
Less Than \$10,000	26	172	305	503



\$10,000-19,999	103	131	215	449
\$20,000-34,999	201	84	24	309
\$35,000-49,999	116	0	0	116
\$50,000 Or More	93	0	0	93

Source: U.S. Bureau of the Census (8)

### Overpayment

Overpayment is defined as when a household pays 25 percent or more of its income for housing.

The California Department of Housing and Community Development (HCD) uses median income for a family of four (4) persons to determine income limits to qualify for various housing programs.

Table 2-9 illustrates that 69% of the lower income households occupied by owners and 86% of the lower income households that rent are paying more than 25% of their income for housing. There are a total of 3,131 households reported in the 1990 Census. This means 39% (1221) of all households in the City of Anderson are subjected to overpayment.

While 25% of the household income has been the traditional threshold, it is no longer a realistic indicator of overpayment. Several public and private lending institutions have readjusted their overpayment criteria to more realistically account for the percentage of income households are able to devote to housing expenditures without sacrificing other necessities. These household expenditures include: mortgage payments, property taxes, utilities and insurance. Based on a review of guidelines set by several lending institutions, a 25% ratio for lower-income residents and a 35% housing-to-income ratio for moderate- and above-moderate income residents is a more representative indicator of a household's ability to pay.

In designing housing programs the City will use the 35% measure for moderate and above-moderate income groups.

Tables 2-7 and 2-8 present the number of owner and renter households which devoted more than 25% and 35% of their income to housing in 1980.

TABLE 2-9  
OVERPAYMENT BY LOWER INCOME HOUSEHOLDS  
City of Anderson  
1990

<u>Type of Unit</u>	<u>Lower Income Units</u>	<u>Paying 25% or More</u>	<u>% Paying 25% or More</u>
Owner	574	398	69.3



Renter	952	823	86.4
Total	1,526	1,221	80.0

Source: U.S. Bureau of the Census (9)

## Household Characteristics

### Number of Housing Units By Tenure and Type

In 1980 there were 46,484 year round housing units in Shasta County. The percentage of renter-occupied units in Shasta County as of 1980 equaled 32.7% (14,057) of all occupied housing units. The 1990 Census reports 55,966 housing units with 19,843, or 35.46% occupied by renters.

Table 2-10 shows housing tenure in Shasta County, by community. It is evident that the incorporated areas had a higher percentage of renter occupied units (46.6%) and that the City of Anderson's 47.4% of renter occupied units is the highest in the County.

TABLE 2-10  
HOUSING TENURE  
By Community, Shasta County  
1990

<u>Community</u>	<u>Occupied Rentals</u>	<u>Occupied Ownership</u>	<u>Total Occupied</u>
Anderson City	1,485	1,646	3,131
Redding City	12,146	13,959	26,105
Incorporated	13,631	15,605	29,236
Unincorporated	6,212	20,518	26,730
Total County	19,843	36,123	55,966

Source: U.S. Bureau of the Census (10)

In 1980 the most noticeable difference between the incorporated areas and the unincorporated areas of the County was in the number of mobile homes. The incorporated City areas of Redding and Anderson had approximately 1,409 (15.8%) mobile homes in 1980 while the unincorporated areas contained over 7,500 (84.2%) mobile homes.





Additionally, the two areas differed in that the incorporated City areas contained a higher percentage of structures with three or four units (6.8% compared to 2%) and structures with five or more units (24.8% compared to 3.3%).

The 1990 Census reports 78% of all mobile homes are located in unincorporated areas and 22% in Cities. Incorporated areas still contain a higher percentage of structures with three or four units (12.9% to 14.5%) and structures with five or more units (15% to .72%). In a May 1992 limited random sample survey of apartments and mobilehome parks, it was discovered that a vast majority have no vacancies and most have a waiting list. Rents for mobilehome parks ranged from a low of \$120 per month to a high of \$258 per month. Rents for one bedroom apartments were between \$282-400 a month, two bedrooms \$322-450, and three bedrooms \$382-550.

Tables 2-11 and 2-12 show relevant 1990 Census data for single family units, multi-family, and mobile homes.

TABLE 2-11  
NUMBER AND TYPE OF DWELLING UNITS  
City of Anderson  
1980 to 1990

<u>Year</u>	<u>Total</u>	<u>Single Family</u>	<u>%</u>	<u>Multi Units</u>	<u>%</u>	<u>Mobile Homes</u>	<u>%</u>
1980	2,868	1,962	68.4	776	27.0	130	4.5
1985	2,940	2,015	68.5	792	26.9	133	4.5
1990	3,234	2,176	67.2	935	28.9	123	3.8

Source: California Department of Finance (11)

TABLE 2-12  
SHASTA COUNTY DWELLING UNITS  
1990

<u>Category</u>	<u>Unincor- porated</u>	<u>Anderson</u>	<u>Redding</u>	<u>Total</u>	<u>% of Total</u>
Single-Family	20,165	2,176	17,209	39,549	65.31
Multi-Family, 2 to 4 Units	568	365	3,574	4,507	7.44
Multi-Family, 5 or More Units	282	549	4,037	4,868	8.03



Mobilehomes	9,066	144	2,418	11,628	19.20
Total	39,146	3,234	27,238	60,552	

Source: U.S. Bureau of the Census, 1990 (12)



## Chapter 2 Market Conditions Footnotes

- (1) Summarized by California Department of Finance, Demographic Research Unit, Report E-8090 City.
- (2) Bureau of Census Summary Population and Housing Characteristics (BCS) Table 1, Age.
- (3) BCS Table 3 , Sex, Race, and Hispanic Origin.
- (4) Bureau of Census Summary Tape File 3 (STF 3), Population: Industry and Occupation, P. 77. Industry.
- (5) STF 3, Population: Income p.80/81/107/108/110/111. Household, Family, and Nonfamily Income in 1989.
- (6) Bureau of Census Summary Tape File 1 (STF 1), Complete Tables, H23. Value.
- (7) STF 3, Housing: Owner Costs and Income, H59. Household Income Selected Monthly Owner Costs.
- (8) STF 3, Housing: Gross Rent and Income, H50. Household Income in 1989 by Gross Rent.
- (9) STF 3, Housing: Owner Costs and Income, H59 and Gross Rent, H50.
- (10) BCS, Table 9 and Table 11.
- (11) Same as (1).
- (12) BCS, Table 7.





### 3. HOUSING CHARACTERISTICS AND NEED

#### CHARACTERISTICS

##### Size and Number of Households

In 1980, the total number of households in Shasta County equaled 43,014, representing an increase of 17,724 (41.2%) households during the ten year time period of 1970-1980. The 1990 Census reported 55,940 households, an increase of 12,926 (23.1%) households. In 1980 the City of Anderson had 2,768 households and in 1990 the Census reported the City had 3,131 households. This represents an increase of only 363 households or 11.5%.

The Median household size in Shasta County has dropped significantly from 3.04 in 1970 to 2.66 in 1980. According to the 1990 Census the current household size is 2.58 for the County and 2.62 for the City of Anderson.

##### Quantity

TABLE 3-1  
SHASTA COUNTY DWELLING UNITS  
1990

<u>Category</u>	<u>Unincor- porated</u>	<u>Anderson</u>	<u>Redding</u>	<u>Total</u>	<u>% of Total</u>
Single-Family	20,165	2,176	17,209	39,549	65.3
Multi-Family, 2 to 4 Units	568	365	3,574	4,507	7.5
Multi-Family, 5 or More Units	282	549	4,037	4,868	8.0
Mobilehomes	<u>9,066</u>	<u>144</u>	<u>2,418</u>	<u>11,628</u>	<u>19.2</u>
Total	39,146	3,234	27,238	60,552	100.0

Source: U.S. Bureau of the Census (1)



## Age

The age of an area's housing stock can often help to determine the condition of available housing. Deterioration, lack of conformance to present building standards, and lack of modern facilities are all characteristics of older homes which deserve special attention. Table 3-2 specifies the age of the City of Anderson's housing stock.

TABLE 3-2  
HOUSING STOCK AGE  
City of Anderson

<u>Age</u>	1990 Census	
	<u>Quantity</u>	<u>Percent</u>
Pre- 1940	102	3.2
1940-1949	188	5.8
1950-1959	788	24.4
1960-1969	580	17.9
1970-1979	1017	31.4
1980-1990	<u>559</u>	<u>17.3</u>
Total	3234	100.0

Source: U.S. Bureau of the Census (2)

91% of the housing stock in the City of Anderson was constructed after 1950.

Mobilehome units constructed prior to 1970 were not as durable as conventional housing units. State mobilehome standards were not enforced until 1971. 70% of the existing mobile homes were built after 1971. This means 30% may have deficiencies.

## Conditions

From February to August of 1990, a windshield survey of exterior housing conditions was conducted on dwelling units in most of the unincorporated areas of Shasta County and the City of Anderson.

Standards developed by State of California, Department of Housing and Community Development, were used for judging each structure's conditions. These standards are used by HCD in the Community Development Block Grant application process.



Housing units were categorized in the following manner:

- #1 Units that are sound or in need of only minor repair with no significant problems evident.
- #2 Units requiring moderate repair with one (1) or (2) major building systems failing (such as: foundation, electrical, plumbing, roof, siding, weather protection-windows/doors).
- #3 Units requiring substantial repair, with more than two (2) building components in need of repair or replacement. (Major in Table 3-3).
- #4 Dilapidated units with most or all building components in need of major repair or replacement. (Unsafe in Table 3-3).

The last three categories were considered substandard. It is likely that many of the units in category #2 would reveal more deficiencies upon closer inspection. The units graded as category #1 are considered standard.

A total of 26,731 units were surveyed, representing 90 percent coverage of the approximately 30,000 units in the County. Overall, 11,231 units (42%) were found to be substandard. 94% of the City of Anderson's units were surveyed (2,977 of 3,131) and 2,336 units (79%) were found to be substandard.

Results are displayed on Table 3-3 by number and Table 3-4 by percentage.

TABLE 3-3  
CITY OF ANDERSON  
HOUSING CONDITION SURVEY RESULTS  
By Number  
1990

	<u>Total</u>	<u>Minor</u>	<u>Moderate</u>	<u>Major</u>	<u>Unsafe</u>
TOTALS	2,977	641	1,680	644	12

Source: Shasta County/City of Anderson Housing Survey (3).

TABLE 3-4  
CITY OF ANDERSON  
HOUSING CONDITION SURVEY RESULTS  
By Percentage  
1990

	<u>Total</u>	<u>Minor</u>	<u>Moderate</u>	<u>Major</u>	<u>Unsafe</u>
TOTALS	100	21	56	22	1

Source: Shasta County/City of Anderson Housing Survey (4).





## Housing Units Lacking Complete Plumbing

In 1980, only 348 (0.8%) of the total occupied housing units in Shasta County lacked complete plumbing for exclusive use. The 1990 Census reports 528, or 0.8% of the total County occupied housing units lacked complete plumbing for exclusive use. 27 or 0.8% of the 3,131 units in the City of Anderson lacked complete plumbing.

## Vacancy Rates

The vacancy rate is both an indicator of unused housing stock and a measure of consumer opportunity for mobility and choice in living accommodations. Market analysts have traditionally determined that the minimum market vacancy rate (percent of units for sale or for rent) necessary to insure adequate choice in the housing market is 5 to 6% for rental units and 2% for ownership units.

The gross vacancy rate as tabulated for the Census is a measure of vacant year-round units as a percentage of the total stock of year-round units. Table 3-5 summarizes vacancy rates by Community and tenure.

TABLE 3-5  
VACANCY RATES  
By Community, Shasta County  
1990

<u>Community</u>	<u>Homeowner</u>	<u>Renter</u>
Anderson City	.7%	2.9%
Redding City	1.5%	3.0%
Incorporated	1.1%	3.0%
Unincorporated	3.0%	7.2%
Total County	1.5%	4.0%

Source: U.S. Bureau of the Census (5)

## Overcrowding

Overcrowding is defined as the number of housing units occupied by more than one person per room (excluding kitchens and bathrooms). The County of Shasta experienced a considerable decline in the incidence of overcrowding between 1970 and 1980. In 1970 7% of the total number of housing units, were overcrowded while in 1980, the rate of overcrowding had dropped to 3.9%.

The 1990 Census reports 2,781 of 55,966 occupied housing units in Shasta County had more than 1.01 or more persons per room. This amounts to 4.97%, almost one (1) percent higher than in 1980. In the City of Anderson the 1980 Census reported 5% of all occupied units were overcrowded and that 7.03% of renter occupied units had more than 1.01 persons per room. Occupied units in the 1990 Census have 5.91%



overcrowded and renter units have 8.48%, the same one (1) percent higher increase over the 1980 Census as in the County. Table 3-6 identifies overcrowding, by community, in Shasta County.

TABLE 3-6  
OVERCROWDING  
By Community, Shasta County

<u>Community</u>	<u>Units</u>	<u>*More</u>		<u>Owner</u>	<u>Renter</u>
				<u>% Occupied</u>	<u>Occupied</u>
Anderson City	3,131	185	5.91	3.82	8.48
Redding City	26,105	1,173	4.49	1.47	1.47
Unincorporated	26,730	1,423	5.32	3.71	10.64
Total County	55,966	2,781	4.97	2.84	8.84

\* More= 1.01 or more persons per room

Source: U.S. Bureau of the Census (6)

## NEEDS

Under the state housing element requirement housing needs are defined in three categories: existing needs; projected needs over a five year period; and, special needs. Based on the most current information available, existing housing needs have been identified and are summarized as follows:

- Overcrowding: (Table 3-6) 185 occupied units. An overcrowded housing unit is defined as one in which more than one person per room (excluding bathrooms and kitchens) reside.
- Substandard Units: (Table 3-3)
  - 641 needing minor rehabilitation.
  - 1,680 needing moderate rehabilitation.
  - 644 units needing substantial rehabilitation.
  - 12 units in dilapidated condition.
- Overpayment: (Table 2-9)
  - 823 lower-income renters
  - 398 lower-income owners

Projected housing needs are the total additional units needed to accommodate the projected population in five years (or within the time frame of the housing element) in units that are affordable, in standard condition, and not overcrowded.



Special housing needs focus on the needs of subgroups within the population with special housing requirements. The state requires that all housing elements address the needs of the elderly, the disabled, large families, farmworkers, households headed by single mothers, and families and persons in need of emergency shelter and transitional housing.

### Fair Share of Projected Regional Needs

According to Housing Element law, each jurisdiction must project in its housing element the number of new housing units that need to be constructed to serve the needs of all income groups of the projected population. To assist cities and counties, the state has assigned each council of governments responsibility for determining the existing and projected housing needs for its region. In areas without a council of governments, like Shasta County and the City of Anderson, HCD determines these needs.

The California Department of Housing and Community Development prepared a regional housing needs plan for Shasta County covering the years 1984 to 1992. The plan estimated the future number of households of various income groups that Anderson was to plan for during this time period. According to the HCD plan, Anderson was to accommodate 25 additional very low-income residents, 37 additional moderate-income residents, and 120 other residents. Because of the substantial past effort by the City to accommodate housing affordable to lower-income residents (those earning less than 80% of the county's median household income), the City's regional share of very low-income housing was reduced by 10 units, according to HCD. The number of new households that were to be accommodated was 166.

The total number of new units needed was to be greater than 166 households to allow for vacancies and replacement of dilapidated structures. Seven (7) additional dwelling units were needed to account for vacancies and 37 dwelling units were needed to reconcile vacancy deficiency.

Finally, Anderson's housing needs estimate needed to account for the replacement of irreparable and uninhabitable units, which was determined to be 27 dwelling units. This meant Anderson's total was 236 units.

The projected household needs to July 1, 1992 and basic construction needed from January 1984 to January 1992 are shown in Tables 3-7 and 3-8.

TABLE 3-7  
City of Anderson  
Extension of Projected Households to July 1, 1992

Area Income Group	1992	Increase	
		from 1983	1992 Percentages
Anderson Very low	860	28	30
Other lower	545	*(18)	19





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Other lower	545	*(18)	19



Moderate	631	41	22
Above moderate	832	135	29
Total	2,868	186	100

\* Number in parentheses indicates a decrease in this income group.

TABLE 3-8  
Basic Construction Needs

Households	166
Future Vacancy Factor	7
Current Vacancy Deficiency	37
Replacement	<u>27</u>
Total	236

### Special Needs

Beyond the general housing needs documented above, state law requires that the housing element include an assessment of the housing needs of special groups within the community, including those of the disabled, the elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

The Census is generally the most reliable and comprehensive source of the demographic information on which special needs analyses are based. This update, therefore, uses the 1990 Census as its base.

### Work Disability

The term "disabled" refers to a disability (physical, mental, or sensory) which prevents or precludes a person from doing work either in or outside of the home. The number of disabled persons in a community has important implications for providing certain social services, in the removal of barriers to facilities, and in developing housing which has specialized access for disabled residents.

According to the 1990 Census, 357 of the City of Anderson's residents aged 16 to 64 had work disabilities. A person with a work disability may have a health condition which limits the kind or amount of work which he or she can do or which prevents



working at a job or business altogether. A work disability may also be defined as a health condition which limits the choice of jobs. Table 3-9 shows work disability status.

TABLE 3-9  
WORK DISABILITY STATUS BY AGE AND SEX  
City of Anderson  
1990

	Male		Female	
	<u>16-64</u>	<u>65+</u>	<u>16-64</u>	<u>65+</u>
With Work Disability:				
In Labor Force:				
Employed	105	5	80	0
Unemployed	49	0	14	7
Not in Labor Force:				
Prevented from Working	163	165	331	276
Not Prevented	<u>40</u>	<u>42</u>	<u>13</u>	<u>8</u>
Total	357	212	438	291
Total Male: 569				
Total Female: 729				
Grand Total: 1589				

Source: U.S. Bureau of the Census (9)

#### Mobility And Self Care Limitation

Special needs of disabled persons vary depending upon the particular disability. A blind person's needs differ greatly from those of persons confined to a wheelchair. Special facilities such as ramps, elevators or specially designed restrooms are architectural features needed to make dwellings suitable for persons confined to a wheelchair. Special features needed by ambulatory persons constrained by other disabilities may not be architectural. Table 3-10 shows Mobility and Self Care Limitations.

TABLE 3-10  
MOBILITY LIMITATION BY AGE AND SEX  
City of Anderson  
1990

	Male		Female	
	<u>16-64</u>	<u>65+</u>	<u>16-64</u>	<u>65+</u>





In Labor Force:				
Employed	105	5	80	0
Unemployed	49	0	14	7
Not In Labor Force	203	207	338	283

Total Male: 567  
Total Female: 722  
Grand Total: 1289

Source: U.S. Bureau of the Census (10)

### Elderly

As a percentage of all County residents, persons 65-years or older (12,834) represented 11.1% of the population in 1980. This increased to 14.1% (20,710) according to the 1990 Census. The City of Anderson has the highest percentage of elderly in Shasta County with 14.6%.

Table 3-11 shows the location of elderly persons in Shasta County by community.

TABLE 3-11  
ELDERLY PERSONS  
Shasta County By Community  
1990  
(See also Table 3-11A  
on following page)

<u>Community</u>	<u>Population</u>	<u>Elderly</u>	<u>%</u>
Anderson City	8,299	1,214	14.6%
Redding City	66,462	9,606	13.7%
Incorporated	74,751	10,820	14.5%
Unincorporated	72,285	9,890	13.7%
Shasta County	147,036	20,710	14.1%

Source: U.S. Bureau of the Census (11)

Needs of the elderly population include: transportation accessibility, affordable housing and service proximity, and special architectural needs in some cases.

### Large Families

A large family is defined as a family with five (5) or more persons. Large families in Shasta County totalled 4,404, or 13.5% of all families in 1980 and totalled 5,552 or 9.9% in 1990. There were 321 large families reported in the 1980 Census which was 11.7% of all families in the City of Anderson. The 1990 Census reports 357 large families live in Anderson which is 12.4% of all families (12).

Family size is an important consideration when it comes to planning for housing. However, information concerning family size beyond that made available by the



TABLE 3-11A  
ELDERLY PERSONS (60 YEARS AND OVER)  
Shasta County by Community  
1990

<u>Community</u>	<u>Population</u>	<u>Elderly</u>	<u>%</u>
Anderson City	8,299	1,555	18.74%
Redding City	66,462	12,429	18.70%
Incorporated	74,751	13,984	18.71%
Unincorporated	72,285	17,158	23.74%
Shasta County	147,036	31,142	21.18%

Source: U. S. Bureau of the Census (11)



Census is difficult to gather, which makes it almost impossible to determine locational needs. Because more information is needed Program 7 for Special Needs calls for the City to apply for a Technical Assistance Grant to identify the extent and location of housing needs for large families and Program 3 calls for a certain percentage of housing within a subdivision to be designed for expansion as a family grows.

### **Farmworkers**

The Census indicated that 3.4% of the County's employed civilian labor force of 42,014 individuals listed farming, forestry, or mining as their occupation in 1980. The 1990 Census deleted mining from this category and reported 2091 persons employed in agriculture, forestry, and fisheries. This amounts to 3.3% of the 64,201 individuals in the County's employed civilian labor force. Only 1.74% of the City of Anderson's employed civilian labor force of 2,523 persons listed agriculture, farming, or fishing as their occupation.

The general need of farmworkers consists of three types:

- Seasonal units for migratory single adults or groups of adults.
- Seasonal units for migratory low-income families.
- Permanent units for low-income farmworker families.

The Regional Housing Needs Plan for Shasta County notes on page 4 that "farmworker housing is minimal in the County".

Because specific data on the number of farmworkers beyond Census data is not systematically collected, it is difficult to assess the precise needs of this group.

### **Female Headed Households**

According to 1980 Census data, there were 2,642 female-headed households in Shasta County, which represents 16% of the total number of households. The 1990 Census reports Shasta County has 2,441 female family householders, which represents 15.4% of all households. The City of Anderson has 546 female householders which represents 17.4% of all households, slightly higher than the County (14).

In 1980 countywide, 32.4% of female-headed households fell below the poverty level, whereas in 1990 countywide 27.4% fell into this category. 902 female headed households, or 28.8% of all households in the City of Anderson are below the poverty level (15).

The California Statewide Housing Plan (Phase I) identifies the following distinguishing characteristics for female householder families:

- Low homeownership rate
- Younger householder
- Children present
- Low incomes and a high poverty rate
- Overcrowded
- High percentage household income spent for housing

### **Persons Needing Emergency Shelter and Transitional Housing**





Factors contributing to the increase in homeless persons and families, and those in need of transitional housing include:

- The lack of housing affordable to very-low and low-income persons
- Increases in unemployment and wages not keeping pace with inflation
- Reductions in government subsidies
- Domestic violence and dysfunctional families
- Drug addiction and shrinkage of social programs
- Loss of single room occupancy housing (SRO's) through redevelopment
- Loss of manufacturing jobs

There are three primary classes of homeless: adults without children; families; and children.

The Shasta County Social Services Department (SCSS) provides temporary homeless money (up to 16 days) for housing for any homeless person that has not received benefits within the last 24 months, usually 3-4 days at a time. If the person finds temporary housing, motel or campground, and reports back with a receipt, SCSS will pay the deposit and last months rent. The first months rent is usually paid by Aid To Families with Dependent Children (AFDC) funds or other groups (People of Progress, Salvation Army, etc.).

Those who do not qualify are referred to shelters. Families that qualify for long term assistance under the AFDC program, usually receive funds in 7-10 days. Homeless children are placed in foster homes.

Location of shelters and transitional facilities:

1. National Guard Armory winter shelter, 3025 South Street, Redding. Operated for five months each winter, this facility has a capacity of 150. Highest use to date has been 100. Administering organization is Salvation Army, 2691 Larkspur Lane, Redding, 222-2207.
2. Shasta County Women's Refuge; location of shelter confidential. Administration office: 2280 Benton Dr., Suite A, Redding, 244-0117.
3. Good News Rescue Mission. This 70-bed facility provides a seven-day stay to homeless individuals. Located at 3100 South Market Street, Redding, 241-5754.
4. Three transitional housing facilities are operated by the Shasta Housing Development Cooperation, 1422 Oregon Street, Redding, 243-0172. They are:
  - A 16-unit (64 beds) facility at 3510 South Market Street, Redding.
  - A four-unit (16 beds) building at 705 Parkview Avenue, Redding.
  - A six-unit (24 beds) building at 655 Parkview Avenue, Redding.

Housing needs of homeless persons are more difficult to measure and assess. Since the individuals have no permanent addresses they are not likely to be counted in the census. The 1990 Census reported no homeless persons in the City of Anderson.



This is probably due to the one day count of the Census and circumstances particular to the City of Anderson and Shasta County. Because the City of Anderson does not have a shelter homeless persons go to Redding to one of the facilities listed above. Although no specific numbers are available three out of four of the facilities listed above have clients that list the City of Anderson as their last place of residence. This indicates that the City of Anderson may have a homeless problem, but is not conclusive enough to identify specific needs or determine if a shelter is warranted in the City. Therefore, Program 7 for Special needs calls for the City of Anderson to apply for a Technical Assistance Grant to identify the extent of housing needs for homeless persons.

If a shelter is needed the City can accomodate shelters for up to six (6) persons as a permitted use in the R-1, R-2, and R-3 zones. For more than six (6) persons, "Large Family Care Homes" are permitted in the R-2, R-3, C-1, and C-3 zones with a use permit. Policy 14 of the existing Housing Element has criteria for homeless and emergency housing shelters. If a facility is warranted and proposed these criteria can be used to help the City evaluate the appropriateness of the proposed location.

### Residential Energy Conservation

Residential energy conservation measures can take two forms: those applied to the construction of new housing and those added to existing housing to increase energy efficiency (retrofitting).

State law requires local governments to implement energy conservation standards for all new residential development. Under these requirements, every new residential building constructed must meet rigorous building standards for heat gain and heat loss. In mandating these requirements, the State has largely preempted the authority of local governments to regulate building construction with respect to energy conservation.

PG&E sponsors various energy conservation programs, including the Direct Weatherization Program for low-income residents and T-Cap, a program for replacing outdated furnaces for elderly residents. In addition to these programs, PG&E also provides free energy audits for all their customers.

The cost of housing, including the issue of affordability, is usually perceived on a front-end initial cost basis, which ignores the total or "life-cycle" cost of shelter. As this term implies, the life-cycle of a housing unit includes the total of all costs associated with construction, operation, and maintenance during its useful life. An important life-cycle cost of all housing units is energy.

Each year it will cost a certain amount of money to purchase the energy required to cool, heat, and light the house and to perform other functions. Until recent times, the annual life-cycle energy costs of housing were relatively stable in real dollar terms. Energy costs to the consumer have increased 100% over and above inflation since 1970 while crude oil prices have increased more than 500%. If the cost of natural gas increases at an average rate of 7.5% per year, as the California Energy Commission has conservatively estimated, natural gas will cost almost \$4.00 per therm in 2001 and if the cost of electricity increases at an average rate of 3% per year, it will cost \$0.40 per kilowatt hour (kwh) in 2001.





These calculations underscore the fact that affordable housing must recognize the need for affordable energy on a life-cycle basis. Since the per unit cost of energy is not going to decrease, affordable energy means taking steps to reduce the energy consumption requirements of housing units over their life-times. Because the housing stock can be classified as either existing or new construction, it follows that approaches to energy affordability distinguish these two conditions.

### **Types of Energy Used**

Energy use varies considerably in the City of Anderson because of the diverse climates. In the summertime air-conditioning is the predominate use of energy. In the winter heating is an important use of energy. The three major sources of energy for home needs are electricity, utility gas, and site-stored fuels.

### **Energy Costs**

Pacific Gas and Electric reported that average costs per kilowatt hour were 6.4 cents for electricity and 51.2 cents for natural gas in May 1984. 1990 costs per kilowatt hour for electricity, depending upon the baseline season, is 11.4 cents to 13.3 cents and natural gas costs are 51.9 cents to 83.9 cents.

Residential energy expenses as a percentage of income may continue to increase if energy costs continue to rise faster than growth in income. The need to make existing homes more energy efficient, especially rental units, is therefore crucial if overall housing costs are to remain at acceptable levels for the City's residents.

### **Energy Conservation Standards**

In July 1983, state energy conservation standards for single-family homes, as promulgated by the California Energy Commission took effect. Standards for multi-family units took effect on January 1, 1984. These standards require homes constructed after the effective date of the standards to meet a minimum acceptable level of energy conservation, either through a prescriptive package of conservation features and equipment (double glazing of windows; wall, ceiling, and floor insulation; energy efficient equipment; etc.) or a point system which ensures that an individual unit does not exceed an overall maximum energy budget.

The Energy Commission has divided the state into 16 climate zones, and a separate package of conservation requirements apply within each zone. Shasta County comprises two zones: 11 and 16 ( see the accompanying "Climate Zone " map ) .

Climate Zone 11, which covers the northern Sacramento Valley, includes the South Central Urban Region of Shasta County and the City of Anderson.

Climate Zone Manual 11, the regulatory package prepared for this area, contains the prescriptive and energy budget requirements. These energy conservation requirements address the warm temperatures prevalent in the zone between May and October and the use of energy for space cooling during the hottest, summer months.

The Residential Energy Standards do not apply to factory-built and mobilehomes inspected by HCD. Local governments may not further regulate the construction of





such homes. However, the County must enforce the energy standards for all site-built and manufactured, site-assembled homes.

### **Site-Development**

In addition to construction standards that promote energy efficiency, the City can encourage more efficient site development patterns. Some limited energy conservation benefits can be achieved through cluster development and an emphasis on development along existing paved roads.

The chief energy conservation benefits to be achieved by these strategies are a reduction in new paved surfaces and energy used in travel. This update includes policies to encourage placement of housing near transportation corridors.

### **PUBLICLY-OWNED SURPLUS LAND**

According to state law, all public agencies intending to dispose of surplus land must first send a written offer to any local agencies within whose jurisdiction the land lies to sell or lease the land for the following purposes: recreation or open-space uses; enterprise zone uses; schools; or development of low- and moderate-income housing. In the event that the agency disposing of the land receives more than one offer, it must give first priority to the entity which agrees to use the site for housing for low- or moderate-income housing, unless the land is already being used for parks or recreation uses, in which case the entity offering to continue these uses will receive priority (Government Code Section 54220 et seq.).

### **SPECIAL STATE HOUSING REQUIREMENTS**

In addition to requiring each city and county adopt a housing element, the California Legislature has enacted some very specific requirements to ensure that local regulatory procedures do not constrain housing development. The City of Anderson complies with all of these requirements. The following summarizes these special housing mandates.

### **FINDINGS ON HOUSING LIMITS**

Any city or county adopting or amending its general plan in a manner that limits the number of units that may be constructed on an annual basis must make specified findings concerning the efforts it has made to implement its housing element and the public health, safety, and welfare considerations that justify reducing the housing opportunities of the region (California Government Code Section 65302.8 and Section 65863.6).

### **HOUSING DISAPPROVALS AND REDUCTIONS**

When a proposed housing development complies with applicable local policies and regulations in effect at the time the application is determined to be complete, the local agency may not disapprove the project or reduce its density unless it makes specified findings (California Government Code Section 65589.5).

### **SOLAR ENERGY SYSTEMS**



Cities and counties may not enact zoning provisions that effectively prohibit or unnecessarily restrict the use of solar energy systems, except for the protection of public health or safety. Allowable "reasonable restrictions" include those that do not significantly increase the cost of the solar system or significantly decrease its efficiency and those that allow for an alternative system or comparable cost and efficiency (California Government Code Section 65850.5).

## **SECONDARY RESIDENTIAL UNITS**

To encourage establishment of secondary units on existing developed lots cities and counties are required to either (1) adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas; or (2) where no ordinance has been adopted, allow second units by use permit if they meet standards set out in the law. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (California Government Code Section 65852.2).

## **MOBILEHOMES IN SINGLE-FAMILY ZONES**

Cities and counties shall allow the installation of mobilehomes on permanent foundations on lots zoned for conventional single-family dwellings. Cities and counties shall only subject mobilehomes to the same development standards that apply to single-family dwellings. Any architectural requirements, however, shall be limited to roof overhang, roofing material, and siding material and shall not exceed those which would be required of a single-family dwelling constructed on the same lot. Any area considered to be of special historical interest may be exempted from this provision (California Government Code Section 65852.3).

## **MOBILEHOME PARKS--PERMITTED USES**

A mobilehome park is deemed by state law to be a permitted use on all land general planned and zoned for residential use. However, cities and counties may regulate mobilehome parks by use permit (California Government Code Section 65852.7).

## **MOBILEHOME PARK CONVERSIONS**

Any subdivider filing a tentative or parcel map to be created from the conversion a mobilehome park to another use must prepare and file a report on the impact of the conversion on the displaced mobilehome park residents. The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the public hearing. The city or county with jurisdiction must consider the impact report at a public hearing and may require as a condition of approval of the conversion that the project sponsor mitigate the impacts of displacement. These provisions also apply when closure of a mobilehome park is the result of a decision by a local government entity or planning agency (California Government Code Section 65863.7 and Section 66427.4).

## **NOTIFICATION ON MOBILEHOME PARK CONVERSIONS**

A city or county that has received an application for a mobilehome park conversion must notify the applicant at least 30 days prior to any hearing or action of state and local requirements for applicant notification or mobilehome owners and park residents





concerning the proposed change. No action may be taken on the application until the applicant has satisfactorily verified that mobilehome owners and park residents have been properly notified (California Government Code Section 65863.8).

#### **LIMITATIONS ON DEVELOPMENT PERMIT FEES**

Fees charged by local public agencies for zoning changes, variances, use permits, building inspections, building permits, subdivision map processing, or other planning services may not exceed the estimated reasonable cost of providing the service for which the fee is charged. Fees may exceed this limit only with a two-thirds vote of the electorate (California Government Code Section 54990 and Section 65909.5).

#### **RESIDENTIAL ZONING**

Cities and counties must zone a sufficient amount of vacant land for residential use to maintain a balance with land zoned for non-residential use (e.g., commercial and industrial) and to meet the community's projected housing needs as identified in the housing element of the general plan (California Government Code Section 65913.1).

#### **RESIDENTIAL SUBDIVISION STANDARDS**

Cities and counties may not impose standards for design and improvement for the purpose of making the development of housing for any and all economic segments of the community infeasible. Furthermore, it shall consider the effect of ordinances adopted and actions taken with respect to the housing needs of the region in which the local jurisdiction is situated (California Government Code Section 65913.2).

#### **COORDINATED PERMIT PROCESSING**

Each city and county must designate a single administrative entity to coordinate the review and decision-making and provision of information regarding the status of all applications and permits for residential, commercial, and industrial developments (California Government Code Section 65913.3).

#### **DENSITY BONUSES**

When a developer agrees to construct at least 20 percent of the total units in a housing development for lower income households, 10 percent of the total units for very low income households, or 50 percent of the total dwelling units for qualifying senior citizens, the city or county must either grant a density bonus and at least one other concession or incentive, or provide other incentives of equivalent financial value. The developer must agree to ensure continued affordability for all lower income units for 30 years (10 years under particular circumstances). The density bonus must increase by at least 25 percent the other maximum allowable density specified by the zoning ordinance and the land use element of the general plan. Each city or county must set up procedures for carrying out these provisions (California Government Code Section 65913.4 and Section 65915).

#### **DENSITY BONUSES FOR CONDOMINIUM CONVERSIONS**





When a developer proposing to convert apartments to condominiums agrees to provide at least 33 percent of the total units in the proposed condominium project for low or moderate income households, at least 15 percent of the total units for lower income households, the city or county must either grant a density bonus or provide other incentives of equivalent financial value. The density bonus must increase by at least 25 percent over the number of apartments to be provided within the existing structure proposed for conversion (California Government Code Section 65915.5).

## **CEQA AND DENSITY REDUCTIONS**

Cities and counties may deny or reduce the density set forth by the general plan for a housing project only as a mitigation measure for a specific adverse impact upon public health or safety pursuant to the California Environmental Quality Act and only when there is no other feasible mitigation that would achieve comparable density results (California Public Resources Code Section 21085).

## **RESIDENTIAL ENERGY CONSERVATION**

Cities and counties are required to adopt energy conservation standards for new residential dwellings (excluding apartment houses with four or more stories and hotels). This law went into effect June 15, 1983.

## **COMMUNITY CARE FACILITIES**

A residential facility which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3 and Section 1567.1).

## **COMMUNITY CARE FACILITIES FOR THE ELDERLY**

A residential facility for the elderly which serves six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family. No conditional use permit, zoning variance, or other zoning clearance shall be required which is not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1569.84).

## **HOMES FOR MENTALLY DISORDERED, HANDICAPPED PERSONS, OR DEPENDENT AND NEGLECTED CHILDREN**

A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disabled, or otherwise handicapped persons, or dependent and neglected children shall be considered a residential use of property. Such homes shall be a permitted use in all residential zones (California Welfare and Institutions Code Section 5116).



### Chapter 3 Housing Characteristics and Need Footnotes

- (1) BCS, Table 7
- (2) STF 3, Housing permits in structure and value H25/26/27
- (3) 1990 Housing Survey
- (4) 1990 Housing Survey
- (5) BCS, Table 7
- (6) BCS, Table 7
- (7) Department of Housing and Community Development Regional Housing Needs Plan for Shasta County, January 1991 to July 1997
- (8) Department of Housing and Community Development Regional Housing Needs Plan for Shasta County, January 1991 to July 1997
- (9) STF 3, Work Disability Status, P66
- (10) STF 3, Mobility Limitation Status, P67
- (11) BCS, Table 1
- (12) STF 1, Household Type and Household Size, P27
- (13) STF 3, Industry, P77 and Work Status P76
- (14) BCS, Table 5
- (15) STF 3, Poverty Status P122



## 4. GOVERNMENTAL CONSTRAINTS ON THE PRODUCTION OF HOUSING

### INTRODUCTION

The identification of present and future housing needs in the City of Anderson is only the first step in the process of fashioning solutions to the City's housing problems. The City must also examine governmental, environmental, and economic influences that may effect the provision of new housing or the maintenance of existing housing for all income groups.

It should be noted that "constraints" resulting from government actions to housing production present only one type of possible outcome. Government actions can also exert a positive influence and serve to expand housing opportunities in a community. This section, however, only considers the constraints resulting from government actions.

### AVAILABILITY OF LAND AND SERVICES FOR RESIDENTIAL DEVELOPMENT

State law requires that housing elements contain an analysis of the availability of land for future residential growth and the adequacy of public facilities and services to accommodate this growth. Following are discussions of these issues as they pertain to the City of Anderson.

#### Land Use and Zoning

In 1985, there were 1,785.5 acres of undeveloped lands within the City limits of Anderson. The City, at that time, estimated that 1,112 vacant acres were available for residential development.

The City of Anderson's General Plan Designations and Zoning are identical and, therefore, the holding capacity is identical. Zoning and holding capacity are shown in Table 4-1.

Table 4-1  
Residential Holding Capacity

Type	1985 Potential		1992 Potential	
	<u>Vacant</u> Acres	Dwelling Units	<u>Vacant</u> Acres	Dwelling Units
Residential				
High Density (20 du/acre)	66	1,320	144	2,880
Medium Density (12 du/acre)	78	936	165	1,980
Low Density (4.3 du/acre)	968	4,453	970	4,171
TOTAL	1,112	6,709	1,277	9,031





The zoning designations for residentially designated parcels follow the General Plan densities, so it would be possible to build up to the maximum allowed General Plan density on a parcel provided there are no site specific environmental constraints.

A maximum of 6,709 additional dwelling units could theoretically be accommodated on vacant, residential parcels in 1985. In 1992 the City has enough vacant residential land zoned to accommodate 9,031 dwelling units, all of which have services and infrastructure available. There is more than enough land, with services and infrastructure available to accommodate the 623 units required by the Regional Housing Needs Plan for the City of Anderson.

## **Infrastructure**

Sewer, water, and other utility lines can be extended to undeveloped residential areas of the city. Current water and sewer capacities are sufficient to serve additional dwelling units needed through 1997. This has been assured by the completion of the sewer plant expansion in May 1992.

Eight inch or larger sewer and water lines currently serve developed parts of the City. These lines would have to be extended to serve vacant residentially-designated lands.

There are many factors which can influence housing production and conservation in Anderson. Some factors, such as interest rates and construction costs, are determined by economic conditions beyond the City's controls. Other influences, such as the capacity of municipal facilities and services can be affected by the City, but at a cost. Environmental or physical characteristics of land will also affect its suitability for development.

## **Facility and Environmental Constraints to Development**

**Flooding.** As development proceeds in Anderson, municipal facilities will have to be examined to serve new residences, and potential damage from flooding mitigated. While these conditions will not pose a constraint to the development of a sufficient number of homes to meet Anderson's regional share of housing through 1997.

Flooding during normal rainfall years would not present an insurmountable obstacle to new residential development, as most of the vacant land designated for residential use is in the northern and eastern portions of the city.

The City can require the installation of drainage improvements in new residential developments to mitigate the potential impacts of flooding. These requirements would add to development costs, but are necessary for the health and safety of persons living in new homes.

**Water System.** Anderson has an abundance of good quality ground water which is supplied to residents from seven deep City wells and from individual private wells. The City has a total water storage capacity of 3.54 million gallons, which is sufficient to meet the City's projected housing needs under the HCD regional plan through 1992.

Additions and improvements to the water system serving new developments are paid by the developers of new residential subdivisions according to the City development



fee structure.

Currently, all developed portions of Anderson are served by City water lines. Water mains and lines would have to be installed to serve new development.

Wastewater and Water Pollution Control. The City of Anderson has an activated sludge treatment plant that was constructed in 1974 with an Environmental Protection Agency grant and a local bond issue. The plant is presently designed for a capacity of 1.2 million gallons per day, sufficient to serve the City's present population (assuming that about two-thirds of the wastewater treatment capacity is reserved for residential users). The plant can be expanded in two stages, to 1.5 million gallons per day and to 3 million gallons per day, which would be sufficient to serve the City's projected growth into the next century.

The capacity of the wastewater treatment plant has been exceeded periodically in the past; thus, to serve newly developing areas, it is likely that the first stage expansion will be necessary. The financing of this expansion would have to be borne largely by new users of the system, through assessments, user fees, and/or development fees.

Anderson has adopted a sewer allocation plan to monitor sewer hook-ups until a plant expansion can be completed. Forty-five percent of the capacity has been allocated for single-family dwellings, 11% for medium density dwellings, 13% for multifamily dwellings, and 318 for commercial/industrial land uses. (The sewer plant expansion was completed in May 1992, which now gives the City of Anderson plant capacity exceeding that required through 1997.)

Existing development is served by existing sewer lines in the City. New sewer lines would be required to be installed by developers.

Drainage System. The City of Anderson is included in four major drainage areas: the Sacramento River, Olinda Creek, Anderson Creek, and Spring Gulch. Elevations in these drainage areas range from 400 feet along the Sacramento River to 900 feet in the headwater areas around Cloverdale. Within the City limits, elevations range from 400 to 650 feet. Flooding occurs periodically during periods of heavy rainfall between October and March.

There is currently no storm drainage system in Anderson to collect and direct run-off. Newer subdivisions have curbs and gutters to collect rainfall locally, but the few storm drains that do exist are scattered and do not mitigate the overall problem of flooding. Drainage occurs naturally in open ditches, along roadways, and in natural water courses.

Tormey Drain and Anderson Creek drain a considerable amount of land west of the City and may, therefore, flow uncontrolled during periods of heavy rainfall.

In 1980 and 1981, much of Tormey Drain was piped, helping to ease flooding problems in that area of Anderson. Further piping along the drain is necessary.

While the lack of a storm drainage system is not a constraint to new development per se, new subdivisions will be required to install curbs, gutters, and drainage pipes





that would eventually become part of an overall drainage system in Anderson.

It is likely that improvements contributing to the overall drainage system in Anderson would have to be financed in part by developer fees or assessments in new subdivisions.

**Fire Protection.** The City of Anderson has a shortage of paid, professional firefighters and inadequate fireflows to meet the recommended Insurance Service Office (ISO) fire suppression capability. The current deficiencies in fire fighting capabilities would not directly constrain new development in Anderson. However, unless improvements are made, fire insurance rates and response times would increase.

The fire flow deficiency can be corrected with an increase in the City's water storage capacity.

### **Governmental Activities and Their Effects on the Housing Market**

Housing development is primarily a private activity, although in recent years homes built in Anderson have relied heavily on federal government subsidies. Governmental activities can affect housing development and preservation in several ways:

- \* By allocating land for various types and intensities of development.
- \* By making available programs that encourage the production of housing affordable to lower- and moderate-income residents.
- \* By issuing permit and development fees, subdivision design standards, and other development requirements which can affect housing production costs and the types of homes built.
- \* By encouraging the maintenance and preservation of existing homes and assisting owners who are financially unable to do so.

**Land Use Controls.** As shown in the vacant lands inventory, Anderson has a surplus of zoned land at all residential densities to meet the City's share of regional housing needs through 1997. The abundance of government-assisted housing constructed attests to the City's willingness to accommodate all income groups.

Conventional single family and manufactured housing is permitted in all R-1(low density residential), R-2(media density residential), and R-3(high density residential) zones and may be permitted in the C-1(general commercial district) and C-3(heavy commercial district) with a Use Permit. Multi-family is a permitted use up to 16 units per gross acre in the R-2 and R-3 zones. Density may be permitted up to 20 units per gross acre in the R-3 zone with a Use permit.

**Building Codes.** The City of Anderson follows the Uniform Building Code requirements and additions adopted by the State of California.

The City also utilizes the Housing Code for older home remodels. This allows older homes to be remodeled following mostly, minimum health and safety standards similar



to when the unit was first constructed.

The City enforces the requirement for permits for new construction and conversions/remodels. With only one inspector, enforcement beyond permit requirements is mostly handled by complaint and observation in the field.

Development Requirements. Many of Anderson's residential neighborhoods lack curbs, gutters, and sidewalks. These conditions contribute to a deteriorated appearance in older portions of West Anderson. In keeping with the City's policy to improve the quality of new developments, curbs, gutters, and sidewalks are required in all new subdivisions.

The City also requires developers to provide internal facilities such as roads, sewer lines, water lines, drainage systems, and street lights that benefit the residents of the subdivision. These development requirements are necessary for the health, safety, and appearance of the community, although their costs are reflected in the final cost of homes. These requirements are not excessive, especially since the lack of such requirements in the past has been detrimental to many existing neighborhoods.

Paving of access and parking areas is required to improve air quality. Setback requirements provide air, light, ventilation and public safety access for police and fire protection.

The R-1 zone has a 6,000 square foot minimum. Other minimums may be required up to a maximum of 20,000 square feet to provide for a variety of housing, but the vast majority of R-1 land is subject to the 6,000 square foot minimum. The Zoning Ordinance allows for buildings to be up to 30 feet in height and requires two 10 foot by 20 foot covered parking spaces. 20 foot front and rear yard setbacks and 5 foot side yards are required.

The R-2 and R-3 zones require parking based on the number of bedrooms in each unit. 1.2 to 2 parking spaces, 9 foot by 20 foot may be required. Both have 6,000 square foot minimum lot sizes and the R-2 allows up to 12 units per gross acre and the R-3 up to 16 units per acre and up to 20 units per acre with a Use Permit. Buildings may be 30 feet in height in the R-2 zone and 40 feet in the R-3. Both require 15 foot front and 5 foot side yard setbacks and the R-2 has a 20 foot rear yard requirement and the R-3 has a 15 foot requirement.

### **Permit Procedures**

The City of Anderson follows the requirements of California Government Code Section 65950 in its approval of development projects. State law requires that development projects, including subdivision maps and parcel maps, be approved or disapproved within one year of the date that an application is deemed complete by the local jurisdiction if an EIR is required. If the project is exempt from CEQA, or if a negative declaration is adopted, the time limit for developer approval or disapproval is six months. The City makes every effort to meet these timelines.

The City's development review procedure includes design review of multifamily apartments and single-family subdivisions of three or more dwellings. The purpose of the design review process is to assure that the configuration and appearance of





new developments fulfill the City's policy of encouraging a mix of housing types. A committee consisting of three planning Commissioners conducts the design review.

The process does not add significantly to the time required to approve a residential development. There may be incidental costs to the applicant, however, in making minor changes to plans in response to the design review committee's comments. There may also be costs involved in the use of materials or landscaping required by the design review committee. No projects have been "downzoned" as a result of design review, and the City does not believe the process inhibits the production of housing in Anderson or the ability of builders to provide housing affordable to low- and moderate-income residents.

### **Permit Fees**

Each applicant for a development permit must pay various application and building permit fees to cover the costs of staff time devoted to plan review and site inspection to ensure compliance with zoning, subdivision, building, and energy conservation regulations. These fees are incidental to the total cost of residential construction and do not add significantly to the cost of new homes.

The City of Anderson also charges development fees and processing to cover the costs of services and facilities that will benefit the developed property. These fees help to defray sewer, water, drainage, and other capital improvement costs that will benefit new development. While these fees add to the cost of new housing, the facilities they help pay for are essential to the health and safety of Anderson's citizens. Processing fees, summaries of development fees and a comparison of the City of Anderson's fees with other cities are contained in the Appendix.

### **Conclusion**

Much of the regulation and fees that accompany the development of housing act to increase the cost of housing and constrain the availability of affordable housing. Yet these regulations and fees are needed to protect City residents from the otherwise externalized effects and costs of development. In the case of the City of Anderson, there is sufficient vacant land in all residential land use categories to accommodate a variety of densities, and the City's regulations do not pose any unnecessary constraints to the production of affordable housing.

### **OTHER POTENTIAL CONSTRAINTS TO DEVELOPMENT**

The number and cost of dwelling units produced in Anderson depends largely on business decisions and economic conditions that are beyond the control of Anderson's residents. Housing production dropped steeply during the early 1980s in Anderson due to a severe national recession, high interest rates, and a decline in federal commitments for new housing construction for lower- and moderate-income residents. To the extent that housing demand and production levels are sensitive to changes in the local and national economy, there will always be an alternating cycle of high and low production.

Cyclical changes in economic activity may affect housing production in Anderson more deeply in the future as available federal government programs for new housing



construction are scaled back. In future years, a smaller percentage of new construction will consist of government-financed projects. Therefore, housing production in Anderson will be more significantly affected by the cost and availability of financing.

### **The Housing Delivery System**

The process of housing delivery is difficult to quantify but nevertheless an important consideration in the identification of barriers to housing production. The sensitivity of homebuilding to economic cycles, especially changes in interest rates and family income, makes it difficult for builders to respond rapidly to market changes or anticipate future housing needs. At least a year or more may elapse between the time a builder proposes a development and the time the homes are sold. During this interim period economic conditions can lead to highly favorable or extremely adverse sales conditions for the builder.

As a normal cost of doing business, part of the risk of homebuilding, builders must absorb expenses incurred in failed projects, changes in financing or construction costs, previous projects rejected by the City, etc. If the builder is to be successful, these costs must be recovered in future projects. Small builders may face greater difficulties in "weathering" economic cycles that can cause these costs of doing business to increase.

Another important part of the housing delivery process is the ability of builders to pay "up-front" development fees and the costs of installing necessary improvements and facilities.

Unless such a builder has a cash reserve or business capital to cover such costs, the builder would have to borrow the needed funds. With the exception of a few builders with a proven track record, the typical builder would have to borrow at non-prime business or personal loan rates in order to pay up-front expenses. This borrowing rate may be 5% to 8% percentage points above the prime commercial lending rate or corporate bond rate.

The availability of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints. This assessment can serve as the basis for actions which local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. These costs can be broken down into four categories: materials, labor, land, and financing.

### **Material and Labor Costs**

A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected by the availability and demand for such materials.

Another major cost component of new housing is labor. Inflated labor costs due to high wage rates significantly increase the overall cost of housing in some markets.





The cost of labor in the City of Anderson is relatively low because the area's cost of living is relatively low compared to markets with higher living costs. Also labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive.

In most areas of California separate costs for materials and labor are available from sources such as the Building Industry Association. However, these sources are not available in Anderson and, therefore, a sample of local builder costs were obtained. Local builders indicated their combined labor and material construction costs were \$46-\$63 per square foot. Higher costs were for upscale, custom homes range from \$75-\$117 per square foot.

Combined labor and material costs for multi-family housing have been in the \$40-\$60 per square foot range.

### Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales price of new homes in very small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangement made between the buyer and seller.

In addition to the cost of the raw land, new housing prices are affected by the cost of holding land while development permits are processed. The shorter the period of time it takes a local government to process applications for building, the lesser the effect on the final cost of housing. Permit processing times are discussed earlier in this chapter in the context of governmental constraints on the development of affordable housing.

Local realtors indicated single family lots of 6,000 to 7,500 square feet are available from \$18,000 to \$25,000 and that duplex and multi-family lots cost \$7,000 to \$10,000 per unit.

### Cost and Availability of Financing

The cost and availability of capital financing affect the overall cost of housing in two ways. First, when the developer uses capital for initial site preparation and construction and, second, when the home buyer uses capital to purchase housing.

The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Commercial rates nonetheless drop when the overall market rates decrease. Low interest rates have a positive effect on the housing construction market.

The home buyer uses capital financing in the form of long-term mortgage loans. Market rates for standard home loans have in recent years dropped to about ten percent, so current financing costs generally favor the buyer. Table 4-2 shows how the variation in interest rates affects the buyer's monthly mortgage payments on a range of loan amounts and Table 4-3 lists the income requirements to qualify for most of the loans.





Median family income for the City of Anderson is \$22,321. A very low income family would have an income of \$11,160, a low income family would have an income of \$11,160-17,857, a moderate income family would have an income of \$17,857-26,785 and an above moderate income family would have an income of \$26,785 and above.

These incomes may be used to identify the monthly mortgage payments necessary for loans the income group may qualify for depending upon interest rate and percentage of income devoted to housing.

Table 4-2

MONTHLY MORTGAGE PAYMENTS

<u>Loan</u>	Rate	Amount	Rate	Amount	Rate	Amount
\$40,000	8%	293.60	9%	322.00	10%	351.20
\$50,000	8%	367.00	9%	402.50	10%	439.00
\$60,000	8%	440.40	9%	483.00	10%	526.80
\$70,000	8%	513.80	9%	563.50	10%	614.60
\$80,000	8%	587.20	9%	644.00	10%	702.40
\$90,000	8%	660.60	9%	724.50	10%	790.20
\$100,000	8%	734.00	9%	805.00	10%	878.00
\$120,000	8%	880.80	9%	966.00	10%	1,053.60
\$140,000	8%	1,027.60	9%	1,127.00	10%	1,229.20
\$180,000	8%	1,321.20	9%	1,449.00	10%	1,580.40

Note: Based on a 30-year, fixed-rate mortgage, not including real estate taxes, insurance, or mortgage application costs.

Source: Hulse and Associates



Table 4-3

<u>Loan</u>	<u>Rate</u>	<u>Monthly Amount</u>	<u>Yearly Amount</u>	<u>Yearly Income Required</u>	
				<u>@25%</u>	<u>@35%</u>
\$40,000	8%	294	3,522	14,088	10,063
	9%	322	3,864	15,456	11,040
	10%	351	4,212	16,848	12,034
\$50,000	8%	367	4,404	17,616	12,583
	9%	403	4,830	19,320	13,800
	10%	439	5,268	21,072	15,051
\$60,000	8%	441	5,286	21,144	15,103
	9%	483	5,796	23,184	16,560
	10%	527	6,324	25,296	18,069
\$70,000	8%	514	6,168	24,672	17,622
	9%	564	6,768	27,072	19,337
	10%	615	7,380	29,520	21,085
\$80,000	8%	587	7,044	28,176	20,125
	9%	644	7,728	30,912	22,080
	10%	702	8,424	33,696	24,068
\$90,000	8%	661	7,932	31,728	22,662
	9%	725	8,700	34,800	24,857
	10%	790	9,480	37,920	27,085
\$100,000	8%	734	8,808	35,232	25,165
	9%	805	9,660	38,640	27,600
	10%	878	10,536	42,144	30,102
\$120,000	8%	881	10,572	42,288	30,205
	9%	966	11,592	46,368	33,120
	10%	1,054	12,648	50,592	36,137

Source: Hulse and Associates



## Financing Availability

The availability of financing is another important consideration, particularly for the builder. The cost of financing is irrelevant if lenders are unwilling to lend money to developers in a particular market.

There does not appear to be any mortgage deficient areas in the City of Anderson as local realtors, the Shasta County Board of Realtors Multiple Listing Service, the Shasta Housing Development Corporation, and Legal Services of Northern California were unaware of any such areas. In fact, two areas of the City have been targeted for 5% down payment loan programs.





## **5. Existing Housing Element Review**

### **Planning Period**

This review is for the period of 1984 to 1992. Progress toward implementing the existing Housing Element has been made in several areas.

The City of Anderson revised its Housing Element in 1987 and noted the effective period to be 1984-1992. Delay in adoption of this update until 1992 has been caused by delay in the availability of Census data and Regional Housing Needs estimates.

### **Adequate Sites Methodology and Analysis**

The methodology used to determine adequate sites includes the following: (1) determining the number of vacant parcels available; (2) a comprehensive review of the government review process and fees; (3) identification of available infrastructure, and housing development costs.

The City of Anderson designated sufficient land to accommodate nearly 6,709 new housing units in 1987. In 1992 the City has enough land designated for residential development to accommodate 9,031 dwelling units.

### **Government Constraints**

The City revised its Zoning Ordinance in 1987. General Plan policy recognizes the need and provides for density bonuses for low cost housing as prescribed by Government Code Section 65915. In addition, the zoning ordinance contains a manufactured home certificate of compatibility process that sets forth the conditions and processes by which manufactured homes may be placed on lots in areas zoned for single-family dwellings. The City recognizes that manufactured housing is a part of the solution for meeting the housing needs of the residents of the City.

The City utilizes and enforces the Uniform Building, Plumbing, Mechanical and Electrical Codes.

Administrative permits are issued in 4-6 weeks, building permits for a single family residence in 2-4 weeks and Rezones in 3 months or longer, depending on complexity.

Technical assistance to developers for government programs has been implemented by contract with the Shasta County Housing Authority. Population, housing and socio-economic statistics are made available by the Planning and Community Development Department.

### **Policy Implementation**

1. In the current Housing Element, the City proposed in "Policy #1" to provide 236 new dwelling units between 1984 and 1992. The City, in fact, experienced new construction of 447 new housing units for that period.

2. In "Policy #2" the City indicates that it will implement and apply for CDBG grants for housing rehabilitation. The City has implemented and closed out one grant and



applied for two others.

3. Manufactured housing was addressed in "Policy #3". The City has maintained design standards for manufactured housing, including mobile homes, which allow such units when found compatible in areas zoned for single family residences.
4. A greater balance of lot sizes is pursued by "Policy #4". The City has implemented rezoning to allow half acre and 10,000 square foot lots in certain areas within the City.
5. In "Policy #5" the City proposes to survey housing stock in order to determine rehabilitation needs. The City completed a housing survey in 1990, which is used in this update.
6. Housing assistance programs, as mentioned in "Policy #6" have been applied for and pursued jointly with the Shasta County Housing Authority.
7. "Policy #7" describes the City's efforts to support clean-up activities to remove threats to health and safety and improve the appearance of neighborhoods. The City has conducted the "Spring Clean-up" campaign annually during this period and has picked up major appliances and other items which were disposed of at the County disposal site.
8. The City has implemented "Policy #8" by accommodating housing in areas where public and private services are adequate or can be extended and the development of housing is consistent with established land use guidelines.
9. The conversion of rental housing to condominiums has not occurred as cited in "Policy #9" and, therefore, the City has not found it necessary to implement any further regulations.
10. "Policy #10" calls for and the City has always discouraged any form of discrimination in housing.
11. As called for in "Policy #11" the City continues to work with Shasta County to insure the orderly development of lands adjacent to the City.
12. "Policy #12" indicates that the City will adopt a density bonus program. Such a program has not been enacted, and, considering the continuing development of housing for low- and moderate-income families, it appears to have not significantly deterred the provision of these housing types.
13. The City continues to allow secondary dwelling units to increase affordable housing opportunities as mentioned in "Policy #13".
14. In "Policy #14" the City designates areas where applications for homeless shelters would be accepted. No applications have been filed for any location in the City. There is presently a homeless shelter on East Center Street next to State Highway 273. It is operated by the Anderson-Cottonwood Christian Assistance Association. The 1990 Census did not record any homeless in shelters or seen on the streets.



## **Housing Stock and Rehabilitation**

During the Planning Period 447 new dwelling units were constructed and 38 dwelling units were demolished. The net dwelling units increase of 403 dwelling units exceed the Regional Housing Needs requirement of 236 new dwelling units.

### **Rehabilitation**

The City continues to seek Federal and State funding for expansion and improvement of the housing stock by contract with the Shasta County Housing Authority. CDBG Rehabilitation grants were acquired in 1989, 1990 and 1991 for \$1.4 million that result in the rehabilitation of 90 dwelling units and completion of the Housing Conditions Survey. In addition, the City of Anderson benefits from the following programs administered by the Shasta County Housing Authority:

1. HUD Section 8 Housing Assistance Payments program usually provides approximately 125 vouchers to the City of Anderson.
2. California Housing Rehabilitation Program (CHRP-O).
3. HUD/HCD Rental Rehabilitation Program.
4. California Self-Help Housing Program (CSHHP).
5. Mortgage Credit Certificate Program (MCC's).
6. Minor Home Repair Program revolving fund.
7. Mobile Home Repair Program revolving fund.

### **Homeownership and Rental Housing**

A total of 321 new homes were constructed and 126 new apartment units were completed during the planning period. 100 of the new apartment units were subsidized for low income groups by FmHA and 147 single family dwellings were subsidized with FmHA loans. Also, the City of Anderson receives approximately 125 HUD Section 8 vouchers yearly.

### **Quantified Objectives Results**

Based on available data, the City of Anderson was successful in implementing its Housing Element as shown in Table 5-1.





Table 5-1  
Effective Period 1985-1991  
Quantified Objectives Results

<u>Income Group</u>	<u>Quantified Objective</u>	<u>Results</u>	<u>Difference</u>
Very Low Income	31	100	+69
Low Income	13	233	+220
Moderate Income	46	43	-3
Above Moderate	<u>146</u>	<u>71</u>	<u>-75</u>
Total	236	447	+211

Source: Hulse and Associates, 1992

### **Shelters and Transitional Housing**

The City of Anderson does not have a homeless problem according to the 1990 Census which did not count a homeless person in a shelter or on the street (there is a homeless shelter on East Center Street next to State Highway 273.)

### **Energy Conservation**

Title 24 energy requirements are applied by the Building Division.

### **LESSONS LEARNED**

The City of Anderson has made a good faith effort and has obtained grants to provide its share of the regional housing needs. In fact, the City has exceeded its regional responsibility to accommodate low income housing. The challenge for the City in the future will be to provide housing for the above moderate income group.

To create a greater balance of lot sizes to attract above moderate builders the City implemented rezoning to allow half acre and 10,000 square foot lots in certain areas within the City. As a result of these actions and changes in the economy the City of Anderson is now seeing more above moderate housing subdivisions.

Success in providing low income housing will not be as possible in an environment that has fewer funded programs and more competition. The revised plan identifies the need to involve the private sector more in the planning and implementation of the City of Anderson's regional housing needs.

A lack of basic information and data makes it difficult to assess and meet the needs of all special groups in the City. The revised plan provides action programs to address this deficiency.



## 6. Revised Housing Element

### Introduction

A June 1992 article in a California Chamber of Commerce publication indicated only 21 percent of the 509 California cities and counties have adopted housing elements in substantial compliance with housing element law. 15 percent have obsolete elements, 16 percent have adopted elements out of compliance, 32 percent are in the revision process, and 16 percent are under state review. As of June 1992 the City of Anderson was in the review process and moving towards adoption of this update to be in compliance.

This plan covers the period January 1, 1992 to December 31, 1996. It provides Goals, quantified objectives and programs to assure that the City of Anderson addresses the need to expand, rehabilitate, conserve, and preserve its housing stock. It recognizes the limitations of government in solving housing needs and encourages and promotes the innovation and cooperation of the private sector to improve the variety and type of housing available in the City of Anderson, including housing for the economically deprived. Included are provisions to address the County's need to provide adequate sites for future housing needs, remove government constraints, and meet its special needs. Finally, this plan promotes energy conservation and fair housing.

If the City of Anderson is to meet its future housing needs more cooperation, partnerships, and enterprise between government and the private sector will have to take place. Government funding programs at both the Federal and State levels are diminishing and local governments are facing more significant budget cuts. For example, in June, 1992 a bipartisan working group of Senate and Assembly members started formulating a plan to shift some of California's \$11 billion deficit to cities and counties by eliminating state subsidies. This loss would be offset by giving cities and counties the power to raise more taxes and fees. To meet future housing needs government will have to take on more of an education and facilitation role, depend less on grants, and depend more on fees, taxes and the private sector for funding and innovation.

### Goals

The City of Anderson recognizes its responsibility and legal mandate to promote fair and decent housing for all economic segments of the community and will, where possible and to the extent possible, promote, preserve, conserve, improve, and provide for housing opportunities and housing development within the land resources, financial resources, and local constraints limitations it must consider. Therefore, it shall be the Goal of the City of Anderson to:

1. Make adequate provisions for the housing needs of all economic segments of the community.
2. Remove government and non-government constraints that hinder or impede housing development.
3. Provide for its existing and projected fair share of the regions needs.



4. Identify adequate sites for housing developments for homeownership and rental units, including manufactured housing, to meet identified needs.
5. Promote housing opportunities without bias or prejudice.
6. Preserve, conserve, and improve the affordable housing stock and assisted housing.
7. Provide for a balance between job creation and housing.
8. Promote energy conservation opportunities.
9. Provide for special housing needs.
10. Establish and implement policies and programs throughout the five year planning period to preserve, improve, and provide for the development of housing to accomplish quantified objectives.

## Policies

The following Policies cover a range of actions Shasta County intends to take towards attainment of its goals. These Policies will help guide and maintain consistency in the programs Shasta County intends to use to implement the Housing Element. They are organized by the following groups:

Housing Stock, Variety and Type

Adequate Sites

Constraints

Special Needs

Energy Conservation

within each group policies and programs are organized by common headings and result in the following:

<u>Heading</u>	<u>Number of Policies</u>	<u>Number of Programs</u>
Government Action	55	15
Intergovernmental Cooperation	6	5
Assistance, Grants, and Financing	11	13
Incentives and Bonuses	2	4
Public/Private Cooperation	5	8
Information	2	15
Total	81	60





**POLICY GROUP A: PROVIDES HOUSING STOCK, VARIETY AND TYPE WHICH:**

**Government Action**

1. Provide for a variety of alternative housing types and construction and the use of alternative, innovative, and appropriate technology.
2. Encourage builders to propose new developments containing a mixture of housing types affordable to lower, moderate, and upper-income groups.
3. Ensure an adequate supply of affordable housing for all economic segments of the community.
4. While promoting the provision of housing for all economic segments of the community, the County shall seek to ensure the highest possible quality in all new residential development.
5. Continue to provide opportunities for the use of manufactured housing to help meet the housing needs of County residents.
6. Provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods.
7. Provide for the construction and maintenance of all types of housing based on standards that maintain public health and safety and conserve natural resources without necessarily increasing the cost of housing.
8. Accommodate housing in areas where public and private services are adequate or can be cost-effectively extended and the development of housing is consistent with established land use guidelines.
9. Encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
10. Strive to provide for its share of the region's housing needs.
11. Provide for low cost housing opportunities to reduce overcrowding and the price of housing.
12. Promote homeownership in new housing constructed for low and moderate income households.
13. Improve the condition of low and moderate income housing in the Shasta County.
14. Support the revitalization of older neighborhoods by keeping streets and other municipal systems in good repair.
15. Promote the continued upkeep of existing mobilehome parks.



16. Require higher density housing to be located in areas served by the full range of urban services and near public transit routes and employment centers.

#### **Assistance, Grants, and Financing**

17. Continue to seek State and Federal funding for expansion and improvement of the housing stock.
18. Pursue all available State and Federal funding assistance that is appropriate to the needs to develop housing that is affordable to low- and middle-income households.
19. Pursue all available State and Federal funding assistance that is appropriate to meet its needs to rehabilitate housing. Housing rehabilitation efforts shall continue to be given high priority in the use of Community Development Block Grant (CDBG) funds.
20. Utilize available techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable housing.
21. Continue applying for needed housing technical assistance grants.

#### **Incentives and Bonuses**

22. Provide incentives to developers to construct housing affordable to low and moderate income households.

#### **Public/Private Cooperation**

23. Continue to work with non-profit organizations through the Housing Authority.

### **POLICY GROUP B: FOR THE PROVISION OF ADEQUATE SITES TO:**

#### **Government Action**

1. Maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth and to maintain normal residential vacancy rates.
2. Explore the feasibility of acquiring surplus government lands for the development of affordable housing.
3. Promote infill residential development where adequate public facilities and services are already in place.
4. Continue to provide for apartment units and second single-family units where services are available.
5. Continue to permit mobilehomes by use permit in all median density residential areas.



6. Encourage future housing in areas where public or private services are adequate when those services have been provided, or, plans developed for phased implementation including road systems, schools, water, fire and law enforcement protection, and sewage disposal.
7. Continue to approve individual septic systems on lots where conditions will safely allow such wastewater treatment.

#### **Intergovernmental Cooperation**

8. Coordinate with the Shasta County and the City of Redding to ensure that an inventory of lands sufficient to accommodate the housing and population growth projected for the planning period is available.
9. Work with the School Districts to ensure the availability of adequate school facilities to meet the needs of projected growth of the number of households.

#### **Assistance, Grants, and Financing**

10. Seek State and Federal Assistance for water and sewer facilities to provide for construction of affordable housing.
11. Encourage the establishment of community facility improvement districts to finance needed public works for new development and existing residents.
12. Ensure that new residential development pays its fair share in financing public facilities and services.

#### **POLICY GROUP C: FOR REMOVING HOUSING DEVELOPMENT CONSTRAINTS TO:**

##### **Government Action**

1. Promote the expeditious processing and approval of residential projects that conform to General Plan policies and regulatory requirements.
2. Ensure that policies, regulations, and procedures do not add unnecessarily to the cost of producing housing while assuring the attainment of other County objectives.
3. Ensure and facilitate efficient processing of housing development without compromising other General Plan policies or standards.
4. Continue to expedite the permitting process for low and moderate income housing projects.
5. Continue to monitor and modify, as appropriate, the regulatory system to ensure its efficiency.





6. Periodically update the zoning ordinance, as necessary, to ensure its consistency with the General Plan.
7. Revise existing development standards to enable the development of a choice of residential opportunities providing a variety of housing types, designs, and costs at appropriate locations.
8. Accommodate manufactured housing and mobilehomes in the appropriate County residential zones by adopting design standards assuring its compatibility with community characteristics.
9. Continue to allow the installation of mobile homes and manufactured housing on permanent foundations in accordance with residential design and safety standards.
10. Continue to allow the placement of mobilehomes on one-family residential lots in all zones provided such mobilehomes are placed on permanent foundations and meet other applicable County design and safety criteria.
11. Establish regulations which govern the conversion of apartments and mobilehome parks to condominiums when requested.
12. Monitor the conversion of rental housing to condominiums and, if necessary, adopt an ordinance regulating future conversions.
13. Promote measures to preserve architecturally and historically significant residential structures, particularly when developing community plans.
14. Promote the protection of historical housing and existing residential areas by prohibiting commercial and industrial intrusion and conflict.
15. Require abatement of unsafe structures, giving property owners opportunities to correct deficiencies.
16. Develop and implement control mechanisms to ensure that any jobs/housing development results in providing housing to its intended user.
17. Encourage employers to employ local residents in local jobs.
18. Require, in accordance with State law, that the Housing Element be revised every five years, with the next revision to be completed within five years from the effective date of this element. In addition, progress in implementing housing element programs will be monitored and included in the annual report on the General Plan.

#### **Intergovernmental Cooperation**

19. Work with Shasta County to insure the orderly development of unincorporated lands adjacent to urban incorporated areas.



20. Investigate the expansion of existing non-profit housing activities with Shasta County and the City of Redding to develop cooperative housing, obtain below market-rate financing and take advantage of tax incentives for the development of low and moderate income housing and community facilities.

### **Incentives and Bonuses**

21. Ensure that developments in Urban or Suburban designated areas providing at least 25% of the saleable units for low and moderate income housing are awarded up to a 25% density bonus provided, that when combined with other density bonuses, the overall density bonus does not exceed 25% or tax the capacity of public sewer and water systems.

### **Public/Private Cooperation**

22. Support the expansion of the relationship between the Housing Authority and non-profit housing organizations for use of pass-through Federal assistance for housing including:
  - a. Community Service Block Grants;
  - b. Housing Authority Administrative Reserves, and
  - c. HOME funds.
23. Provide technical assistance, upon request, to developers wishing to use the Farmers' Home Administration or California Housing Finance Agency programs to finance housing in rural communities for low and moderate income families.
24. Provide information on file to the public and developers on approved residential projects and vacant land supply.

### **Information**

25. Maintain information on State and Federal programs that developers can use to finance and operate housing developments that will include units for low and moderate income households.
26. Provide population, housing cost, household income, employment, or other information on file which may be of use in completing an application for government assistance.

### **POLICY GROUP D: FOR PROVIDING FOR SPECIAL NEEDS TO:**

#### **Government Action**

1. Give attention in housing programs to the needs of special groups, including the physically and mentally disabled, large families, the elderly, and families and individuals with lower incomes.



2. Continue to provide opportunities for second single-family residences and apartment units in appropriate areas.
3. Continue to provide opportunities for senior citizen housing and for family care mobilehomes that supply temporary housing for the elderly and those in medical need.

#### **Intergovernmental Cooperation**

4. Continue to work with surrounding jurisdictions to address the needs of the homeless on a regional basis.
5. Encourage the high school and community college to establish a program whereby students gain practical home construction and repair techniques by repairing homes of persons with special needs.

#### **Public/Private Cooperation**

6. Cooperate with and possibly subsidize community-based organizations which provide services or information regarding the availability of services to the homeless.

#### **POLICY GROUP E: FOR PROMOTING ENERGY CONSERVATION TO:**

##### **Government Action**

1. Encourage energy conservation measures in new and existing units so that utility bills do not increase as a percentage of household income.
2. Require that new units constructed in Shasta County comply with State energy conservation (or Mobilehome construction) standards.
3. Enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated into all new housing development.
4. Require the use of energy conservation features in the design of all new residential structures and promote incorporation of energy conservation and weatherization features in existing homes.
5. Continue to require that the design of all new residential developments take advantage of solar access.

##### **Assistance, Grants, and Financing**

6. Assist lower-income residents (households earning less than 80% of County household median income) to rehabilitate, repair, and weatherize their substandard units through Community Development Block Grant and Farmers' Home Administration Funds.
7. Continue to include weatherization as an eligible community development block grant activity.





8. Continue to include weatherization in the minor Self Help Home Repair and Weatherization program.

## **POLICY GROUP F: FOR PROMOTING FAIR HOUSING TO:**

### **Government Action**

1. Prohibit all forms of discrimination in housing.
2. Make information on the enforcement activities of the State Fair Employment and Housing Commission available to the public.
3. Promote equal access to housing by all of residents regardless of race, color, sex, religion, national origin, age or other arbitrary distinctions.
4. Promote greater access to housing by handicapped residents.
5. Require all new apartment houses of five or more units to be adaptable for handicapped access.
6. Assist alleged victims of discrimination in regard to equal housing opportunities. The assistance shall include ensuring that the complaint is referred to the proper State or Federal agency.

### **Projected Needs**

According to the 1990 Census, Shasta County has 55,966 households with a population of 144,318 persons. The unincorporated area of Shasta County had 29,861 households with a population of 71,384 persons. Unincorporated Shasta County had 53% of the households and 49% of the population.

The City of Anderson has 3,131 occupied households with a population of 8,208 persons which constitutes 5.59% of the households in the County and 5.69% of the population.

A summary of the housing market conditions (Chapter 2) and the housing characteristics and needs (Chapter 3) provides a comparison of the 1980 Census to the 1990 Census and the following facts:

1. The City of Anderson's median age (30.9) is four (4) years younger than that of Shasta County (34.9(1990)).
2. Shasta County has a small minority population (93.8% white to 6.2% other) and so does the City of Anderson (93.6% white to 6.4% other(1990)).
3. Shasta County has a high unemployment rate (8.6% to State average 5.6%). The City of Anderson's unemployment rate is 12.5%, 7% higher than the State average and 4% higher than the County's according to the State Economic Development Department (1991).
4. Retail trade accounts for 22.8% and government and health services each



account for 11.7% of the City of Anderson's employed persons. Shasta County's employment base shows Government with 14.2% and retail trade 16.9%(1990).

5. Average family incomes in Shasta County have increased (\$32,210(1980) to \$36,468(1990), but the percentage of persons below the poverty level has increased by over 50% (8%(1980) to 13.7%(1990)). The City of Anderson's average family income of \$27,136(1990) is well below the County's and the percentage of persons below the poverty level (18.5%)(1990) is well above the County's.

6. Housing values(valued at over \$100,000) as estimated by owners in Shasta County have increased from 10.3%(1980) to 46.4%(1990). Homeowners in the City of Anderson did not value their housing as high as only 8.2%(1990) valued their housing over \$100,000.

7. Housing costs in Shasta County have almost doubled since 1980. (Owners monthly mortgage: \$350(1980) to \$682(1990) and rents : \$250(1980) to \$432(1990). The City of Anderson's owners monthly mortgage is lower (\$478(1990)) and rents are also lower (\$411(1990)).

8. The percentage of households in Shasta County paying 25% or more of their income for housing has increased (Renters 26.7%(1980) to 59.5%(1990) and owners 17.8%(1980) to 29.9%(1990)). In the City of Anderson 65.8%(1980) of the renters and 37.2%(1990) of the owners pay 25% or more of their income for housing.

9. The percentage of renter occupied units in Shasta County has increased from 32.7%(1980) to 35.5%(1990) while the percentage of single family dwellings has increased 63%(1980) to 65%(1990) and the percentage of multi-family units has decreased 17%(1980) to 16%(1990). 47.4%(1990) of the housing units are occupied by renters in the City of Anderson. The percentage of single family dwellings has decreased from 68.4%(1980) to 67.2%(1990) and the percentage of multi-family units percentage has increased from 27.0%(1980) to 28.9%(1990).

10. The age of the County's housing stock has improved as the percentage of housing constructed after 1950 increased (65%(1980) to 78%(1990). 91% of the housing stock in the City of Anderson was constructed after 1950.

11. The 1991 housing survey conducted by Shasta County found 73% of the housing stock in unincorporated Shasta County is sound and only needs minor or moderate repair, 23% need major repair, and 4% are dilapidated. In the City of Anderson 77% of the housing stock needs minor or moderate repair, 22% need major repair, and only 1% are dilapidated.

12. Vacancy rates in the County have declined (rentals: 7.3%(1980) to 7.2%(1990) and owner: 2.4%(1980) to 1.5%(1990). Current vacancy rates in the City of Anderson are lower than in the County (rentals: 2.9% and owner: 0.7%).

13. Overcrowding in Shasta County has increased (3.9%(1980) to 5.0%(1990))





which is lower than the City of Anderson's 5.9%(1990).

14. The percentage of persons with a work disability in Shasta County has increased (7.4%(1980) to 13.3%(1990)) and the percentage of persons with a mobility limitation has also increased (2.7%(1980) to 10.0%(1990)). 19.4%(1990) of the City of Anderson's population have a work disability and 15.7%(1990) have a mobility limitation.

15. The percentage of elderly persons in the County has increased (11.1%(1980) to 14.1%(1990)) and large families have declined (13.5%(1980) to 9.92%(1990)). The City of Anderson has the highest percentage of elderly (14.6%(1990)) and large families (12.4%(1990)) in Shasta County.

16. The number of female headed households has declined in Shasta County (16%(1980) to 15.4%(1990)) and the number of female headed households below the poverty level has declined (32.4%(1980) to 27.4%(1990)). 17.4%(1990) of the households in the City of Anderson are female headed households and 28.8%(1990) are below the poverty level.

17. Energy costs have increased (Electricity 6.4 cents to 11.4 cents per kilowatt hour since 1984 and natural gas 51.2 cents per therm to 51.9 cents since 1984) in both the County and City of Anderson.

### **Share of Projected Regional Needs**

According to Housing Element law, each jurisdiction must project in its housing element the number of new housing units that need to be constructed to serve the needs of all income groups of the projected population. To assist cities and counties, the state has assigned each council of governments responsibility for determining the existing and projected housing needs for its region. In areas without a council of governments, like the City of Anderson, the State Department of Housing and County Development (HCD) determines these needs.

HCD prepared the Regional Housing Needs Plan for Shasta County that covers the period January 1991 to July 1997 pursuant to the provisions of Section 65584 of the Government code. It was adopted June 28, 1991 and became effective September 27, 1991. The Plan contains Shasta County's share of the statewide housing need to July 1997 and allocates shares of that need to the Cities of Anderson and Redding and the County of Shasta. The purpose of the plan is to provide the local governments in Shasta County with their shares of the countywide housing need for inclusion in their housing elements by July 1, 1992.

Existing need is shown in Tables 6-1 and 6-2. In Table 6-1, the "January 1, 1991" column shows the number of households, by income, who needed adequate housing as of the base date of the plan. In Table 6-2, the "1991 Vacancy" is the number needed for the healthful functioning of the housing market to maintain a minimum desirable vacancy level. Tables 6-1 and 6-2 both contain projections of need, by income, for the number of additional households the City of Anderson is to plan for (Table 6-1) and construction needed to accommodate the additional households by July 1997, including an allowance for normal market removals (Table 6-2).





TABLE 6-1  
HOUSEHOLD PROJECTIONS BY INCOME GROUP  
JANUARY 1, 1991 TO JULY 1, 1997  
City of Anderson

<u>Jurisdiction and Income Group</u>	January 1, 1991		July 1, 1997		Jan 91 -July 97	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Very Low	817	26.0	914	25.3	97	20.7
Other Lower	691	22.0	776	21.5	85	18.1
Moderate	691	22.0	784	21.7	93	19.8
Above Moderate	<u>943</u>	<u>30.0</u>	<u>1137</u>	<u>31.5</u>	<u>194</u>	<u>41.4</u>
Total	3142	100.0	3611	100.0	469	100.0

Source: Department of Housing and Community Development (HCD) (7)

TABLE 6-2  
BASIC CONSTRUCTION NEEDS  
JANUARY 1, 1991 TO JULY 1, 1997  
City of Anderson

<b>BY COMPONENTS</b>	<u>Units</u>
Household Increase	469
1991 Vacancy Need	74
1997 Vacancy Need	27
Replacement Need 1991-1997	<u>53</u>
Total	623
<b>BY INCOME GROUP</b>	
Very Low	129



Other Lower	113
Moderate	123
Above Moderate	<u>258</u>
Total	623

Source: (HCD) (8)

### Later Changes In The Plan

Effective January 1, 1991, Government Code Section 65584(c)(5) provided for one type of change at a later date. The only change permitted is transfer of a portion of a county's allocation to one or more cities within the county. The transfer must meet the standards applicable to the original allocation of local shares of regional need and have the approval of the county, the affected cities, and the Department of Housing and Community Development. Events which might lead to use of these provisions include major changes in the local economy, changes in annexation policies or agreements, and the incorporation of a new city.

### Quantified Objectives

Quantified Objectives are provided below for each income group and by type of housing. The City of Anderson has stated objectives by type of housing consistent with state law effective January 1, 1991. Because this is the first time the City of Anderson has stated its objectives by type of housing, caution is prudent. The City has no history to rely on that would provide a statistically valid projection base. Absent this statistical base the City of Anderson will use its best available data and assumptions for its projections to meet the regional allocations provided to the City by the Department of Housing and Community Development.

The City will endeavor to meet the regional objectives, but is skeptical because of the following factors:

1. State and Federal funds are decreasing.
2. Competition for State and Federal funds is increasing.
3. The City of Anderson was very successful in obtaining CDBG grants.
4. The City of Anderson cannot expect to be as successful obtaining grants in the future because of 1 and 2.
5. Uncertainty regarding any increase in the authority the State may give to local governments to establish new taxes and fees.
6. Uncertainty regarding the economy and the City of Anderson's budget constraints.
7. Uncertainty regarding the adoption and implementation of the "Ladder of Success" and "Ladder of Independence" philosophies contained in this Chapter.



8. Uncertainty regarding the adoption and implementation of the programs dependent upon Public/Private cooperation and everyone expecting and taking less to create affordable housing.

9. Uncertainty regarding the adoption and implementation of the Inclusionary program outlined in this Chapter.

10. Uncertainty regarding the adoption and implementation of the program calling for more involvement of private non-profits.

11. Uncertainty regarding the adoption and implementation of the program calling for new fees to be administered by the Planning and Community Development Department.

Quantified Objectives by income group and by type of housing are shown in Table 6-3 and the Five (5) Year Plan showing quantified objectives by type is illustrated in Table 6-4. Meeting these objectives is dependent upon the assumptions that follow Tables 6-3 and 6-4.

Table 6-3  
Quantified Objectives  
1991-1996

Income Group	<u>%</u>	<u>Objective</u>	Quantified Objective By Type		
			<u>New</u>	<u>Rehab</u>	<u>Conserve</u>
Very Low	20.7	129	129	10	5
Low	18.1	113	113	9	4
Moderate	19.8	123	123	5	0
Above Moderate	41.4	258	258	0	0
Total	100.0	623	623	24	9

Source: HCD and Hulse and Associates (4)

SEE ASSUMPTIONS FOLLOWING TABLE 6-4.





Table 6-4  
Quantified Objectives  
Five (5) Year Plan  
1991-1996

<u>5 Year Plan</u>	<u>Quantified Objectives</u>				
<u>Activity</u>	<u>Yr 1</u>	<u>Yr 2</u>	<u>Yr 3</u>	<u>Yr 4</u>	<u>Yr 5</u>
New	124	124	125	125	125
Rehab	4	5	5	5	5
Conserve	1	2	2	2	2
Total	129	131	132	132	132

Source: Hulse and Associates

#### Quantified Objectives Assumptions

1. State and Federal funds will be available.
2. Competition for State and Federal funds will be the same for the City of Anderson in the new planning period as in the last planning period.
3. The City of Anderson will be as successful in obtaining CDBG grants in the new planning period as it was in the last planning period.
4. The State will give more authority to local governments to establish new taxes and fees.
5. The City of Anderson's economy and budget constraints will be the same in the new planning period as in the last planning period.
6. The City of Anderson will be successful in adopting and implementing the "Ladder of Success" and "Ladder of Independence" philosophies contained in Chapter 7. (If the City is successful, the percentages and real numbers for new construction and rehabilitation efforts will change for very low, low, and moderate income groups. These numbers will be reviewed yearly as a part of the monitoring program to be established by the City.
7. The City of Anderson will be successful in adopting and implementing the programs dependent upon Public/Private cooperation and everyone expecting and taking less to create affordable housing.
8. The City of Anderson will be successful in adopting and implementing the Inclusionary program outlined in this Chapter.
9. The City of Anderson will be successful in adopting and implementing the program calling for more involvement of private non-profits.



10. The City of Anderson will be successful in adopting the program calling for new fees to be administered by the Planning and Community Development Department.

## **Housing Programs**

Programs to support the development and provision of affordable housing in the City of Anderson are sponsored by several organizations, including the Shasta County Housing Authority which provides technical support for applications for grants. The Housing Authority also administers the Community Development Block Grants, CDBG Technical Assistance Grants, HUD Section 8 Housing Assistance Payments Program, California Housing Rehabilitation Program, Rental Rehabilitation Program, California Self-Help Housing Program, Mortgage Credit Certificate Program, Minor Home Repair Program, and Mobile Home Repair Program.

Employers are financing purchases of homes, and condominiums as well as offering incentives to employees to locate near their place of employment in other areas of the state. This trend will become more common in the City of Anderson in the future. Below market rate cooperative efforts with everyone taking less, government expediting, while still maintaining control and leading are the methods that will provide future affordable housing.

The City of Anderson's programs provide for conventional and manufactured housing techniques to meet single family and multi-family housing demands and establishes the platform for the private sector's innovation and cooperation in providing solutions to the City's housing needs.

Successful housing programs that meet the needs of the very low, low, and moderate income groups currently depend on subsidies of one kind or another. This trend will continue until programs are established that produce more jobs for these groups than need for housing. The City of Anderson recognizes the need to work with the private sector and encourage employers to participate in solving the housing needs they create. At the same time the City of Anderson will work with the private sector to help solve these same needs and improve its job/housing balance.

Jobs provide people with the pride and income to be self sufficient and reduces the need for welfare, health, and criminal justice programs. The City of Anderson intends to utilize this "ladder of success" philosophy to implement its Housing Element. Realistic programs that offer incentives and expedite projects that meet this philosophy, and can be implemented by practical actions, accompany the philosophy.

To implement the "ladder of success" philosophy a "ladder of independence" needs to be established within the housing market. This will be established by targeting resources to provide home ownership to those most likely to be able to purchase a home and continue to make mortgage payments with or without government programs. This does not mean that other income levels are ignored, but does require concentration of resources which will reduce the level of participation elsewhere.

After moderate income groups are targeted for home ownership programs spin off benefits will accrue to low and very low income groups because more rental housing will be made available and rents should stabilize or be lowered. Availability, quality, and cost benefits thus occur. This creates the "ladder of independence".





Successful implementation will require targeting not only income groups, but areas that can and should have increased densities to lower costs and provide more opportunities. Every targeted area will need conditions to insure that the purpose is obtained. This will be accomplished by establishing zoning that allows flexibility and at the same time establishes specific needed criteria. Specific development standards will be adopted at the time the property is zoned for the development or the housing policy will be established with the zoning and standards set later with a Use Permit.

Education programs will be started with the private sector in year one and the necessary zoning tools created. At the same time the Private Industry Council will be expanded to identify education and training needs to qualify targeted groups for employment and to review and comment on applications seeking to utilize the "ladder of independence".

In year two the zoning tools will be adopted and applications accepted and processed. Training and education programs will be started and specific industry needs targeted. Year three could see construction started and, if successful, units occupied. This will leave two years for monitoring before the next Housing Element update.

To help finance the "ladder of success" and "ladder of independence" the City will consider establishing fees for all new building permits with different fees for residential, commercial, and industrial uses. Transfer fees may also be established. In addition, fees could be established for subdivision and parcel maps.

Projects that participate in the success of the program may be given waivers or reduced fees in addition to having their projects expedited. Projects that produce more need or do not meet adopted standards could pay higher fees and projects that produce less need and meet adopted standards could pay reduced fees.

Funds from the fees will be earmarked in an Enterprise Fund to be administered by the Planning and Community Development Department. The Shasta Housing Development Corporation could expand to participate in this program or, if needed, another private non-profit corporation might be established.

### **Stock: Variety and Type**

Inclusionary zoning and housing fees to fund housing programs are methods that have been resisted by the building industry for years. The use of these methods is increasing and becoming more common in many areas. They are reluctantly accepted by the building industry because they allow the industry to continue to build and meet the demand for affordable housing needs.

The City of Anderson's policies and programs do not include specific inclusionary zoning criteria and quotas or housing fees, but policy 2 for housing stock: variety and type recognizes that the private sector must resolve housing impacts and needs it creates. The City of Anderson will monitor progress and document successes and failures of the private sector meeting housing needs under this policy and program for two years before it considers specific inclusionary criteria and quotas.





The City of Anderson recognizes that currently the two main methods used to provide affordable housing are to provide subsidies or provide housing at below market rate. To the degree government controls subsidies or can influence conditions to provide housing at below market rate the City of Anderson will cooperate with the private sector in maximizing benefits derived from subsidies and promote below market rate programs to help the private sector meet its responsibilities.

Programs are organized by the same groups and headings as Policies. The letters after program refer to the policy the program implements, for example Policy Group A: Stock, Variety and Type is implemented by Program Group (A): Stock, Variety and Type.

For each program group the Identified Need (HCD Allocation) and Quantified Objective (Actual Number) is provided along with any local limitations and program emphasis. These are followed by the specific programs with the responsibility, timing, and funding identified.

#### **PROGRAM (A): STOCK, VARIETY AND TYPE**

Inclusionary zoning and housing fees to fund housing programs are methods that have been resisted by the building industry for years. The use of these methods is increasing and becoming more common in many areas. They are reluctantly accepted by the building industry because they allow the industry to continue to build and meet the demand for affordable housing needs.

The failure of many inclusionary housing programs is they do not recognize the inability of some projects to practically and successfully include housing for economically disadvantaged or special need persons. Country clubs are a practical economical reality and small subdivisions cannot cover full costs. Set fees, or dedication of lots for auction, and purchase and/or construction of units elsewhere are options.

Small projects could only pay a fee. Large projects could pay a fee and/or dedicate lots. The Housing Authority could land bank the lots, build and operate units or monitor limited equity and other programs with a private non-profit corporation.

A Housing Trust Fund to be administered by the Planning and Community Development Department with an Enterprise Fund could be established to cover staff and operational costs, consultants, and initial costs to apply for public and private grants. Funding could be provided by establishing a per parcel charge on each parcel and subdivision map, and residential, commercial, and industrial building permit fees. The City of Anderson currently uses the Shasta County Housing Authority to implement its housing programs. For purposes of this report this cooperative effort is assumed to continue for future implementation of the City of Anderson's housing programs.

The U.S. Supreme Court, on May 18, 1992, cleared the way for the City of Sacramento to make commercial developers pay for low-cost housing and contribute to a Housing Trust Fund. Agencies in California and other states utilize other sources of revenue for their Housing Trust Funds such as property tax or tax increment funds, hotel or motel tax, profit on home sales tax, real estate transfer



tax or document charge, interest from real estate escrow accounts, interest from tenant security accounts, and others.

### **Local Limitations**

1. Budget constraints.
2. Diminishing grants.
3. Limited economy.
4. High unemployment rate.

### **Program Emphasis**

1. Private sector implementation and innovation to replace government financing.
2. Provide more incentives to private sector to provide for regional housing needs.
3. Encourage a mixture of conventional and manufactured housing to meet low income needs.
4. Target Moderate Income Group for homeownership and Very Low and Low Income Groups for rental and rehabilitation programs.
5. Provide incentives for development that create a jobs/housing balance.

### **Specific Programs**

#### **Government Action**

1. Continue to provide for secondary residential units.

Responsibility: Plng

Timing: Continuous

Funding: General Fund

2. Continue to use the Uniform Housing Code for older homes being remodeled for low- and moderate-income housing.

Responsibility: Planning and Community Development Department, Building Division (Bldg)

Timing: Continuous

Funding: General Fund/Building Permit Fees

### **Assistance, Grants and Financing**



3. Apply for CDBG grants and other appropriate State and Federal grants consistent with available resources.

Responsibility: Housing Authority(HA)/Council

Timing: Yearly

Funding: General Fund/Technical Grants/Housing Trust Funds

4. Apply for appropriate CDBG technical assistance grants.

Responsibility: HA/Council

Timing: Continuous

Funding: General Fund/Housing Trust Funds

5. Adopt, by Resolution, a policy to expand, rehabilitate, and conserve housing in The City of Anderson and to provide a variety of types of housing utilizing specific identified programs including, but not limited to:

- a. Community Development Block Grants;
- b. CDBG Technical Assistance Grants;
- c. HUD Section 8;
- d. CSHHP;
- e. CHRP-O;
- f. MCC's
- g. Minor Home Repair CDBG Revolving Funds;
- h. Mobilehome Repair CDBG Revolving Funds;

Responsibility: HA/Council

Timing: Continuous

Funding: General Fund/Housing Trust Funds

6. Apply for a Technical Assistance Grant to identify the effect of establishing a housing trust fund fee for residential, commercial, and industrial uses and the benefit towards meeting regional housing needs.

Responsibility: HA/Plng/Council/City Attorney(CA)

Timing: 1992/1993

Funding: General Fund





7. Consider establishing inclusionary housing programs to be administered by the Housing Authority.

Responsibility: HA/Council

Timing: After two (2) years and the results of the study in program 6 is completed.

Funding: General Fund

8. Participate in the identification of new target areas for Fannie Mae and Freddie Mac programs that could benefit The City of Anderson.

Responsibility: HA/CA/Council

Timing: 1992/1993

Funding: General Fund

#### **Incentives and Bonuses**

9. Provide a density bonus for developments that mix conventional, manufactured, and mobilehome development in order to provide affordable housing to low- and moderate- income persons.

Responsibility: Plng/Council

Timing: 1992/1993

Funding: General Fund

10. Encourage more use of the planned development zone to provide for a density bonus or relax development standards to provide low- and moderate-income housing without compromising health or safety.

Responsibility: Plng/Council

Timing: 1992/1993

Funding: General Fund

11. Establish a density bonus when an employer is proposing to provide financing for low- and moderate-income employee housing in a housing project sponsored by the employer and located close to the place of employment.

Responsibility: Plng/Council

Timing: 1992/1993

Funding: General Fund

#### **Public/Private Cooperation**



12. The City will cooperate with private non-profit development corporation(s) to apply for appropriate federal and state grants to establish limited equity single family and multi-family developments, which utilize conventional and manufactured housing, for low and moderate income groups.

Responsibility: HA/Council

Timing: Continuous

Funding: General Fund/grants/tax credit

13. Create limited equity multi-family conventional and manufactured housing projects with private non-profit development corporations. Provide land, entitlements, and expedited process.

Responsibility: HA/Council

Timing: Continuous

Funding: General Fund/grants/tax credit

14. The City will encourage local agencies and businesses to sponsor housing booths to be located in one area at fairs and special events. Information on contracting and realtor services, volunteer services, financing availability and qualification criteria, and available energy saving devices could be distributed.

Responsibility: HA/Private/Council

Timing: Continuous

Funding: Gen Fund/Private

15. The City will encourage the private sector to provide first time homebuyer seminars. The Board of Realtors is usually most helpful in identifying when and where such seminars are held. Realtors, lenders, title company personnel, accountants, and attorney's explain how to buy a house and answer questions.

Responsibility: HA/Private/Council

Timing: Continuous

Funding: General Fund/Private

**PROGRAM (B): FOR THE PROVISION OF ADEQUATE SITES TO:**

**Identified Need (HCD Allocation)**

Total 623 housing sites.

**Quantified Objective (Actual Number)**



Total 623 housing sites.

**Local Limitations:**

1. Lack of infrastructure.
2. Budget.

**Program Emphasis:**

1. Improve infrastructure.
2. Development fee/developer completion of infrastructure.

**Specific Programs**

**Government Action**

1. Identify and acquire surplus lands for development of affordable housing by the private sector utilizing a mixture of conventional, manufactured, and mobilehome housing to create affordable housing.

Responsibility: Plng/Council

Timing: Continuous

Funding: General Fund/private/CDBG/Federal tax credit

**Intergovernmental Cooperation**

2. Work with School Districts to provide joint use facilities with new housing developments and establish consistent criteria to be used to evaluate projects.

Responsibility: Plng/Council

Timing: 1992/1993

Funding: General Fund

**Assistance, Grants, and Financing**

3. Identify a finance committee to expedite requests to establish community facility districts (Mello-Roos).

Responsibility: Council/City Attorney

Timing: 1992/1993

Funding: General Fund

**PROGRAM (C): FOR REMOVING HOUSING DEVELOPMENT CONSTRAINTS TO:**





The City of Anderson, Shasta County and the City of Redding should investigate and, if at all possible, form a single county Council of Governments (COG). At least one other County, Kings County, formed a single county COG which allows the local agencies to distribute the HCD Regional Housing Needs Allocations.

If the City of Anderson, Shasta County and the City of Redding formed a single County COG it would be possible to institute regional solutions for housing, infrastructure and employment and distribute the HCD Regional Housing Needs Allocations. Combined efforts would achieve economies of scale and eliminate duplications. To some degree this is happening without credit being given to the cooperating agencies. Most homeless shelters are in the City of Redding, the Shasta County Housing Authority provides direct support to and implementation of the City of Anderson's Housing Element, and Redding provides sewer service to areas in Unincorporated Shasta County.

Roles for the private sector will expand and the responsibility to provide solutions for housing needs will increase.

#### **Identified Need (HCD Allocation)**

None. Qualitative need to reduce government constraints that unnecessarily contribute to the cost of housing.

#### **Quantified Objective (Actual Number)**

None. Qualitative objective to reduce government constraints that unnecessarily contribute to the cost of housing.

#### **Local Limitations**

1. Budget

#### **Program Emphasis**

1. Intergovernmental and Public/Private Cooperation.

#### **Government Action**

1. Adopt, by Resolution, a policy that expedites housing developments consistent with General Plan policies and regulatory requirements.

Responsibility: Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

2. Adopt, by Resolution, specific procedures to fast track low- and moderate-income housing developments.

Responsibility: Plng/Bldg/CA/Council



Timing: 1992/1993

Funding: General Fund

3. Prepare and consider an Ordinance for the conversion of apartments and mobilehome parks to condominiums.

Responsibility: Plng/Bldg/CA/Council

Timing: 1992/1993

Funding: General Fund

4. Adopt, by Resolution, a policy that permits use of alternate building techniques to conserve historic and architecturally significant structures used to provide low- and moderate-income housing.

Responsibility: Bldg/CA/Council

Timing: 1992/1993

Funding: General Fund

### **Intergovernmental Cooperation**

5. Adopt, by Resolution, a position and invitation to Shasta County and the City of Redding to form a single county Council of Governments.

Responsibility: CA/Council

Timing: 1992/1993

Funding: General Fund

6. Establish an area at the Public Library and assign a person (staff or volunteer) to work with the Library staff to supply information on State and Federal programs to finance and operate housing developments for low- and moderate-income households. Provide request forms that can be folded and mailed to obtain population, housing cost, household income, employment, and other available information.

Responsibility: HA/Council/Private

Timing: 1992/1993

Funding: General Fund/private

### **Assistance, Grants, and Financing**

7. Prepare and consider an Ordinance to establish Housing Fees for residential, commercial, and industrial uses, new subdivision and parcel maps, and property transfer fees to finance the "ladder of success" and



"ladder of independence" programs. Establish an Enterprise Fund for such fees to be administered by the Housing Authority, in cooperation with local non-profit corporations. Target moderate-income persons for the homeownership programs and very low- and low-income persons for the rental programs.

Responsibility: HA/CA/Council

Timing: 1994/1995

Funding: General Fund

### Incentives and Bonuses

#### 8. Adopt a local implementing ordinance for density bonus programs.

Responsibility: Plng/CA/Council

Timing: 1992/93

Funding: General Fund

### Public/Private Cooperation

9. Establish procedures and a committee (PIC) to work with prospective employers to provide information on the availability of the Employment Incentive Act, develop control mechanisms for projects providing jobs/housing development to expedite the project and assure that housing is provided to workers.

Responsibility: HA/Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

10. Adopt a Resolution supporting the County policy to expand the relationship between the Housing authority and non-profit housing organizations for use of pass-through Federal Assistance for housing including:

- a. Community Service Block Grants:
- b. Housing Authority Administrative Reserves, and
- c. HOME funds.

Responsibility: HA/CA/Council

Timing: 1992/1993

Funding: General Fund





**PROGRAM (D): FOR PROVIDING FOR SPECIAL NEEDS TO:**

**Identified Need (HCD Allocation)**

**BY INCOME GROUP**

Very Low	129
Other Lower	113
Moderate	123
Above Moderate	<u>258</u>
Total	623

Source: (HCD) (8)

**Limitations**

1. Budget.

**Program Emphasis**

1. Obtain Technical Assistance Grant to identify extent and location of special needs persons and identify ways and means to assist such persons.

**Specific Programs**

**Government Action**

1. Enforce handicapped adaptability requirements of Title 24 of the California Administrative Code.

Responsibility: Bldg

Timing: Continuous

Funding: General Fund/Building Permit Fees

2. Require all new apartment houses of five or more units to be adaptable for handicapped access by amending the appropriate City Code.

Responsibility: Bldg/CA/Council

Timing: 1992/1993

Funding: General Fund

3. Amend the Subdivision and Zoning Ordinances to require a certain percentage of housing within a subdivision to be designed for expansion as a



family grows.

Responsibility: Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

### **Intergovernmental Cooperation**

4. Adopt a Resolution to encourage the High Schools and Community College to establish a program whereby students gain practical home construction and repair techniques by repairing homes of persons with special needs.

Responsibility: Council/CA

Timing: 1992/1993

Funding: General Fund

5. Sponsor a conference on affordable housing and needs of the homeless with Shasta County and the City of Redding.

Responsibility: HA/Council

Timing: 1992/1993

Funding: General Fund

### **Assistance, Grants, and Financing**

6. Support Community Based Organizations.

The City of Anderson will continue to provide support for Community Based Organizations programs to the degree it is practical relative to other housing and government financing needs. If any of these programs are eliminated, findings will be made to provide the logic and financial nexus.

7. Apply for a Technical Assistance Grant to identify the extent and location of housing needs for large families, elderly persons, farmworkers, homeless persons, and female heads of households and identify ways and means to reduce overcrowding and overpayment. If a need is identified to establish a homeless facility, the criteria listed in the Appendix  
Responsibility: HA/Council will be used.

Timing: 1992/1993

Funding: General Fund

8. Apply for Farmers Home Administration Home Ownership Loans for low- and moderate-income families.



Responsibility: HA/Council

Timing: Continuous

Funding: General Fund

### **Public/Private Cooperation**

9. Adopt, by Resolution, a position that garage sales offer bargains galore on household items and clothing and encourage an effort by the Housing Authority to provide credentials to members of a new group or an existing non-profit that will attend garage sales and offer direct tax deductible receipts for donations. Fund raising by this new group or existing non-profit could enhance this procedure by providing funding for purchase of garage sale items. By combining funding with tax receipts it would be possible to negotiate a dramatically reduced price on many larger and more costly household items. The City will fund preparation of a report to identify fund raising techniques and procedures to help start the program. By sponsoring some of the fund raising events at City facilities the City will clearly demonstrate its desire to create public/private partnerships that not only seek cooperation, but demonstrate effort.

Responsibility: HA/Council/CA/Private

Timing: 1992/1993 and Continuous

Funding: General Fund/Private

### **PROGRAM (E) FOR PROMOTING ENERGY CONSERVATION TO:**

#### **Identified Need (HCD Allocation)**

None. Qualitative need to reduce the energy costs related to housing.

#### **Quantified Objective (Real Numbers)**

None. Qualitative objective to reduce the energy costs related to housing.

#### **Limitations**

1. Budget

#### **Program Emphasis**

1. Improve government actions to take advantage of energy saving land development and construction techniques.

#### **Specific Programs**

#### **Governmental Action**





1. Continue to enforce Title 24 of the California Administrative Code which requires energy conservation devices or features to be incorporated into all new housing development.

Responsibility: Bldg/Council

Timing: Continuous

Funding: General Fund/Building Permit Fees

2. Continue the requirement that new residential developments take advantage of solar access.

Responsibility: Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

3. Amend the General Plan to have a density infill policy as one means to conserve energy.

Responsibility: Plng/Council

Timing: 1992/1993

Funding: General Fund

4. Amend the Zoning and Subdivision Ordinances to require that streets and parking lots be landscaped with trees capable of providing shade to the street and parking surfaces and surrounding buildings.

Responsibility: Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

#### **Assistance, Grants, and Financing**

5. Apply for a CDBG technical assistance grant or other Federal and State grants to establish a continuing program with a local non-profit or volunteer organization to provide information and assistance in obtaining funding and construction related to energy conservation programs available in The City of Anderson, including, but not limited to:

- a. CDBG funds;
- b. Farmers Home Administration funds;
- c. Energy Commission funds;



d. Self Help Home Repair Program;

e. Heat pump/heater/air conditioning energy savers;

Responsibility: HA/Council

Timing: 1992/1993

Funding: General Fund

6. Apply for appropriate Federal and State grants for energy conservation, especially to combine with other programs financing low- and moderate-income housing developments.

Responsibility: HA/Council

Timing: Continuous

Funding: General Fund

#### **Incentives and Bonuses**

7. Continue the Zoning Ordinance provisions to provide for reductions of street widths in Planned Developments only, especially for low- and moderate-income housing developments.

Responsibility: Plng/CA/Council

Timing: 1992/1993

Funding: General Fund

#### **PROGRAM (F) FOR PROMOTING FAIR HOUSING TO:**

State and federal laws forbid any provider, seller, financier, or broker of Housing to discriminate against potential buyers or tenants based on specified arbitrary classifications. These classifications include race, color, sex, religion, national origin, ancestry, marital status, and (in California) the presence of children . In addition, advertisements may not include any explicit or implied discriminatory or exclusionary features. However, certain individuals may still face illegal discrimination in their search for housing.

Such individuals, therefore need a process by which illegal discrimination can be identified and terminated and by which housing providers can seek advice regarding their legal responsibilities under state and federal laws.

#### **Identified Need (HCD Allocations)**

None. Qualitative need to eliminate housing discrimination.

#### **Quantified Objectives (Real Numbers)**



None. Qualitative objective to eliminate housing discrimination.

#### Limitations

1. Budget.

#### Program Emphasis

1. Provide information and process answers to permit individuals to protect their rights.

#### Specific Programs

#### Assistance, Grants, and Financing

1. Apply for a CDBG Technical Assistance Grant to establish a prototype agreement with the Shasta County Board of Realtors to provide information and education to all persons involved in housing on fair housing law and practices, including, but not limited to:
  - a. Provide information on the enforcement activities of the State Fair Employment and Housing Commission available to the public.
  - b. Promote equal access to housing.
  - c. Refer alleged victims to the proper State or Federal agency.

Responsibility: HA/Council

Timing: 1992/1993

Funding: General Fund

2. Obtain free fair housing literature from the State and make such information available at City Hall. Distribute fair housing posters and other literature to schools, libraries, post office and local media.

Responsibility: Planning/Council

Timing: 1992/93

Funding: State of California/General Fund

#### Public/Private Cooperation

3. Adopt, by Resolution, a position and invitation to the Board of Realtors to sponsor Fair Housing by keeping information at the office and providing training seminars to realtors and rental property owners.

Responsibility: CA/Council/Private

Timing: 1992/1993 and Continuous





**ADDITIONAL INFORMATION:**

1. The Federal Energy Department will help you keep your home warm during the winter. The Conservation and Renewable Energy Inquiry and Referral Service is staffed to answer your questions about caulking, weatherstripping, solar energy, recycling and other energy problems. Call (800) 523-2929.
2. Government surplus auctions have buys on appliances, lawnmowers, tools, and other useful items to build, repair, or furnish a home. The auctions are run by various agencies. Start with the U.S. General Services Administration and then check other federal, state, and local agencies.
3. The U.S. Labor Department creates part-time jobs for older persons through its Senior Community Service Employment Program. Benefits include help with transportation, nutrition and health problems. Employees work at senior centers, schools and hospitals. Senior centers can help with housing discrimination information and help monitor other information programs for seniors, such as seniors with construction experience helping seniors and teaching high school and college students who in turn help seniors. Check with the state job-service office, state or local agency on aging, or the Labor Department at (202) 523-6871.
4. Seniors starting a business to help other seniors with housing problems can get advice from retired business people through the Service Corps of Retired Executives (SCORE) in the Small business Administration. Call (800) 827-5722.
5. Education can help people know more about housing opportunities and their options. Adults who can't read can get help through the Education Department. If you know someone who wants, or needs, to learn to read tell them to call (800)-228-8813.
6. Housing Advocates can monitor housing programs and enlist the aid of high school and college students, teachers, and counselors. Some classes might even take on a project for a semester or the school might give work experience credit.
7. The local builders exchange can give classes to help high school and college students and seniors learn more about the construction trades to help seniors and the economically disadvantaged with their housing repair problems.
8. The local newspapers can print information features on Fair Housing and local people helping local people meet their housing needs.
9. Disabled persons can get help by calling (800)-875-4663 to get a free brochure on accessibility features and adaptation tips. A list of organizations offering accessible designer services and kitchen and bath products is also available. The program consists of a referral service to help people identify and find accessible or adaptable housing, remodel for accessibility and purchase accessible products and services.
10. Reverse mortgages provide cash to homeowners, and most require no repayment



for as long as the owner lives in the home. The loan is repaid when the owner dies, sells the home, or permanently moves away. There are three types of loans offered by State and Local governments and three other types of loans are offered through the private sector by various mortgage lenders.

11. Kentucky has made below-market-rate loans to low- and moderate- income families through a network of commercial lenders with interest rates as low as 1%. Other states lend money at low interest rates for down payments and closing costs and offer extra tax breaks. For more information on state housing agencies contact the National Council of State Housing Agencies, 444 N. Capitol St., NW Suite 118, Washington, DC, 20001.

12. Affordable Housing Disposition Program. Auction catalogs and qualification information is available by calling 1-800-334-1032.

13. Dual-indexed mortgage (DIM) is tied to two indexes rather than just one, used in Europe and not the USA. Adjusted Rate Mortgage (ARM) give protection the lender so service of lending rate (guess on inflation) added to the real rate is lower. Price level adjusted mortgage (PLAM) only real rate charged, adjusted periodically on actual inflation. DIM is based on 20 years and not as radical as PLAM when inflation skyrockets. DIM makes it easier for low- and moderate-income families to become and remain homeowners.

14. Condominiums, knowing the rules. For more information, check the Homeowners Association Manual (\$ 17.45 from Suncoast, P.O. Box 10094, Tallahassee, Fla. 32302).

15. Experimental House built out of Garbage is looking for additional sponsors.

### **General Plan Consistency**

Government Code Section 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. Section 65302 states: "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." Section 65302 also enumerates seven elements which every general plan must include: land, circulation, housing, conservation, open-space, noise and safety.

In addition to being geographically comprehensive, a general plan must address each of the mandatory elements. The General Plan Guidelines suggest that a truly comprehensive general plan covers all locally relevant physical, social, and economic planning issues. Physical development concerns include the general locations, appropriate mixtures, timing and extent of land uses and supporting infrastructure.

Section 65860(a) requires zoning to be consistent with the General Plan. It also states that a zoning ordinance is consistent with the General Plan only if the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the Plan. Zoning is required to be consistent with the General Plan "within a reasonable amount of time".





The General Plan Guidelines note that at one time general plans were looked upon as a set of broad policies that had little actual role in development decisions and that consistency requirements have enlarged the role of the general plan in the physical development of cities and counties.

As early as 1979 the Court recognized that the consistency requirement transformed the general plan from just an interesting study to the basic land use charter governing the direction of future land use in the local jurisdiction. The Court stated: "As a result, general plans now embody fundamental land-use decisions that guide the future growth and development of cities and counties." (City of Santa Ana v. City of Garden Grove).

In 1981 the Court found that if the Plan does not reflect substantial compliance with the requirements of state law, the city or county has failed in the "performance of an act which the law specifically enjoins." (Camp v. Board of Supervisors).

In addition, the Court found in 1982 that substantial compliance means actual compliance in respect to the substance essential to every reasonable objective of the Government Code, as distinguished from technical imperfections of form. Whether a general plan substantially complies with the requirements of the Government code is a question of law. (Twain Harte Homeowners Assn. v. County of Tuolumne).

The Court recognized in Guardians of Turlock's Integrity v. Turlock City Council (1983) that the lack of a mandatory element invalidates the general plan if the missing element is directly involved in the project under review. The lack of a mandatory element in this case did not mean it did not exist but that the general plan was deficient in its treatment of the mandatory element.

In 1985 the Court noticed that the general plan has been identified as being atop the hierarchy of local government law regulating land use and has been analogized to a constitution for all future developments. (Concerned Citizens of Calaveras County v. Board of Supervisors).

Most recently the court compelled the City of Los Angeles to zone property designated "neighborhood and office" in the general plan to allow office buildings. (Warner Ridge Associates v. City of Los Angeles, 1991). The City had rezoned the property "residential suburban" and stated its intent to change the general plan later. The Court stated: "The City has stated an intention to amend the general plan to bring the general plan into consistency with the zoning ordinance recently enacted. Clearly, this is an illegal backwards approach to the important environmental issue of land use."

In enacting Government Code, Article 10.6 (Sections 65580-65589.8), detailing requirements for the mandatory housing element, the Legislature declared the availability of housing is a matter of "vital statewide importance" and "the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." To attain the state housing goal, the Legislature found, requires "cooperative participation" between government and the private sector, cooperation among all levels of government, and use of state and local governmental power "to facilitate the improvement and development of housing" for "all economic segments of the community." The Legislature recognized each local government in adopting a housing element must also consider economic,





environmental and fiscal factors as well as community goals set forth in the general plan.

The Legislature stated its intent in enacting Article 10.6 was, inter alia, "To assure cities and counties recognize their responsibilities in contributing to the attainment of the state housing goal" and "will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal."

In addition, the Legislature provided: "the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." The Legislature then set out detailed requirements for an "assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing, and a program which sets forth a five-year schedule of actions the city or county is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element." The Legislature also directed cities and counties to consider the guidelines adopted by the Department of Housing and Community Development and to submit both the proposed as well as the adopted housing element to the Department for review.

In 1985 the Court noted in Buena Vista Gardens Apartments Association Vs. City of San Diego Planning Department that " While this court may be of the opinion City should adopt Department's recommendations, the Legislature has stated its recommendations are advisory."

The City of Anderson's 1992 housing element update meets the specific requirements of Government Code Article 10.6 and the intent of the Department of Housing and Community Development guidelines. It also meets the requirement of internal consistency.

The Housing Element goals, policies, objectives, and programs are consistent with and complement the land use and transportation goals, policies, objectives, and programs. Specifically, the land use element provides for more than enough land for future housing needs and quantifies this fact. It goes on to identify that if a deficiency exists it is that adequate services and infrastructure may not be available today, but can be made available.

Cooperation between government and the private sector to meet The City of Anderson's housing needs is encouraged and made part of the programs. Cooperation between governments is also encouraged as one program calls for the City to seek the cooperation of Shasta County and the City of Redding to form a single county Council Of Governments to help identify and meet the housing needs of The City of Anderson.

**At Risk**



The City of Anderson does not have any public financed housing projects at risk of becoming market rate units. The checklist to confirm a lack of at-risk units pursuant to Government Code Section 65583 (A)(8) is included in the Appendix.



## APPENDICES

1. Bibliography
2. Persons Contacted
3. Glossary
4. Summary of Development Fees
5. Development Fees and Charges
6. *Processing Fees (Fee Schedule)*
7. *At Risk Checklist*
8. Homeless Facility Criteria





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City of Anderson General Plan

City of Anderson Zoning Ordinance

U.S. Bureau of the Census, Summary Population and Housing Characteristics, 1990, California.

U.S. Bureau of the Census Summary Tape File 1 (STF 1), 1990, Shasta County.

U.S. Bureau of the Census, Summary Tape File 3 (STF 3), 1990, Shasta County.

Shasta County General Plan and Shasta County General Plan Background Reports, 1994.

Shasta County Zoning Ordinance

Directory of Housing Programs, Department of Housing and Community Development

Local Officials Guide to Affordable Housing Development, Department of Housing and Community Development

Local Government Mobilehome and Mobilehome Park Policies in California, Department of Housing and Community Development

Home Equity Conversions for Seniors, Department of Housing and Community Development



## Persons Contacted

1. Tom Hart, Planning Director, City of Anderson.
2. Mark Radabaugh, Senior Planner, Shasta County Resource Management Department, Planning Division.
3. Jerry Brown, Director, Shasta County Community Action Agency.
4. The following organizations were sent a copy of the draft Housing Element update:
  - Roy W. Misner, Shasta County Commission on Aging.
  - Mana Davis, Shasta Senior Nutrition Programs, Inc.
  - Melinda Brown, Director, People of Progress.
  - Jerry Brown, Shasta County Housing.
  - Kent Dagg, Shasta Builders Exchange.
  - Eileen McCarthy, Legal Services of Northern California.
  - Marie Whitaker, Executive Director, Shasta County Board of Realtors
  - Marie Ritucci, Director, Shasta Housing Development Corp.
  - Debbie Parker, Compliance Officer, Redding Bank of Commerce.
5. Polly VanBenthusen, Social Security Administration, Shasta County.
6. Pat Mitchell, Employment Development Department.
7. Tom Witiker, Shasta County Board of Realtors.
8. Jess Miller, Good News Rescue Mission.
9. Golden Umbrella.
10. Mrs. Wingfield, Shasta County Social Service Department.
11. Future Contacts.



## GLOSSARY

**Age-** The age classification in the 1990 Census is based on the age of the person in completed years as of april 1, 1990.

**Census Designated Place-** is a densely populated unincorporated area with a population threshold of 1,000 residents.

**Condominium -** Ownership that enables a person to own an apartment or house in a development of similar units and hold a common or joint-ownership in common areas, hallways, entrances, elevators, etc. The owner has a deed to the individual unit, and, very likely, a mortgage on the unit, and also holds a common or joint ownership in all common areas, such as grounds, lobbies, and elevators. A condominium unit need not be occupied by the owner to be counted as such.

**Dwelling Unit -** One (1) or more habitable rooms which are designed to be occupied by one (1) family with facilities for living, sleeping, cooking, eating, and sanitation.

**Gross Rent-** Monthly contract rent plus the estimated average monthly cost of utilities and fuels, if these are paid by the renter.

**Group Quarters-** Includes all persons not living in households in the 1990 Census. Two general categories of group quarters are recognized: 1) Institutionalized persons and 2) persons who live with unrelated persons.

**Hispanic Origin-** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire. Hispanic origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the U.S. Persons of Hispanic origin may be of any race.

**Family -** Two or more persons, including the householder, who are related by birth, marriage, or adoption, and who live together as one household.

**Feasible-** Capable of being done or carried out.

**Household -** The person or persons occupying a housing unit.

**Housing Units -** A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.





**Income Levels** - The definitions given below are based on definitions contained in state law. The statutory definitions provide that each household size has its own income ranges.

The income ranges for a four-person household are the following:

- a. Very low income;
- b. Low income;
- c. Moderate income, and
- d. Above moderate income.

The income ranges for other household sizes are calculated using household size adjustment factors. For example, the income ranges for a one person household are .7 times the income ranges for the four person household for that income level. (Note: State and federal agencies adjust these percentage to account for family size in determining income limits for housing assistance programs.)

Health and Safety Code Sections 50079.5, 50093, and 50105.

Very Low- Less than 50% of the county median income.

Low- Between 50% and 80% of the county median income.

Moderate- Between 80% and 120% of the county median income.

Above Moderate- Above 120% of the county median income.

**Labor Force (Employment) Status**- The series of questions on employment status in the 1990 Census were designed to identify, in this sequence: (1) persons who worked at any time during the reference week (employed); (2) persons who did not work during the reference week but had jobs or businesses from which they were temporarily absent (excluding layoff) (employed); (3) persons on layoff (not in labor force); and (4) persons who did not work during the reference week, but who were looking for work during the last four weeks and were available for work during the reference week (unemployed).

**Middle Income**- Government Code Section 65008 (c) "persons and families of middle income" means persons and families whose income does not exceed 150 percent of the median income for the county in which the persons or families reside.

**Mean** - The average of a range of numbers.

**Median** - The mid-point in a range of numbers.

**Mobility Limitation Status**- Persons were identified as having a mobility limitation if they had a health condition that lasted 6 or more months and which made it difficult to go outside the home alone such as going shopping and visiting the doctor's office.



**Multi-family Dwelling Unit** - A building or portion thereof designed for or occupied by two (2) or more families living independently of each other, including duplexes, triplexes, quadruplexes, apartments, and condominiums.

**Nonfamily Households**- Includes a householder living alone or with nonrelatives only.

**Overcrowding** - Households or occupied housing units with 1.01 or more persons per room.

**Owner-occupied Housing Units**- Includes on one-family houses on less than 10 acres without a business or medical office on the property in the 1990 Census.

**Poverty Status in 1989**- Poverty status was determined for all persons except institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old. The average poverty threshold for a family of four persons was \$12,674 in 1989 as reported by the 1990 Census.

**Race**- The concept of race as used by the Census reflects self-identification; it does not denote any clearcut scientific definition of biological stock.

**Rational**- Having reason or understanding.

**Reasonable**- Sound judgement, action, or statement.

**Selected Monthly Owner Costs**- The sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels.

**Single Family Dwelling** - A building or buildings designed for or occupied exclusively by one (1) family, excluding a mobilehome. Includes both detached and attached (townhouses) single family units.

**Vacant Housing Units**- In the 1990 Census a housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

**Value**- Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale in the 1990 Census.

**Year-round Housing Units** - All occupied units plus vacant units intended for year-round use, but excluding vacant units held for seasonal use or migratory labor.



CITY OF ANDERSON  
SUMMARY OF DEVELOPMENT FEES

November 1991

SEWER INCLUSION (Ord. 555)

Single Family	\$1467.00 + 14.00 L.F. Frontage - 60' min.
Duplex	\$1254.00/unit
Multiple Family	\$1254.00/unit
Motel or Hotel	\$1040.00/unit
Mobilehome Park	\$1254.00/unit or pad

Non-residential construction shall pay a household equivalent construction charge determined by multiplying 1467 times the household equivalent. The household equivalent is determined on the basis of biological oxygen demand, suspended solids and flow as determined by the Department of Public Works.

The Director of Public Works may recommend to the City Council that the city accept facilities determined to be beneficial to the city as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

Provided, however, that fees due for non-residential construction may, at the option of the City Council, be deferred for a period of not to exceed three years and that during such deferral period the fees may be adjusted up or down according to the actual household equivalent found by the Department of Public Works to exist as a result of actual flow through a flow meter and periodic sampling conducted by the Department of Public Works. The actual cost of sampling and a flow meter device shall be borne by the owner.

WATER (Res. 87-16)

Single Family	\$ 680/unit + 14.00 L.F. frontage
Duplex	\$ 560/unit
Multiple Family	\$ 430/unit





WATER (Non-residential)

Non-residential construction based upon meter size as follows:

5/8" meter	\$ 680.00
1" meter	1,740.00
1 1/2" meter	3,920.00
2" meter	6,980.00
3" meter	15,685.00
4" meter	\$27,890.00
6" meter	62,780.00

Hotels and Motels 215/unit

Mobilehome Parks 430/unit or pad

The Annual Fee for checking backflow devices shall be \$16.00

The Director of Public Works may recommend to the City Council that the city accept facilities determined to be beneficial to the city as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

WATER NEW SERVICE CONNECTION FEE (Ord. 450)

FEE FOR COMPLETED SERVICE

<u>Meter Size</u>	<u>Service Line</u>	<u>Fee</u>
5/8"x3/4"	1"	\$ 450.00
1"	1"	565.00
1 1/2"	1 1/2"	725.00
2"	2"	910.00
Over 2"	Over 2" Cost-plus 35%	

INSTALLATION FEE FOR METER AND METER BOX

<u>Meter Size</u>	<u>Furnish &amp; Install Meter Box &amp; Fee</u>	<u>Furnish &amp; Install Meter Only Fee</u>	<u>Meter Inst &amp; Turn-On</u>
5/8"x 3/4"	\$100.00	\$ 65.00	\$15.00
1" and Over	Cost + 35%	Cost + 35%	Cost + 35%

All meters shall be supplied and installed by the city at the rate herein set. Developers shall deposit with the city a fee, in accordance with this section, to cover the cost of water meters.

CONSTRUCTION FEES: (Capital Improvement fee, Ord. 415)



Single Family or Duplex	\$ 256.00/unit
Multiple Family Complex	256.00/plus 130.00/unit
Hotel and Motels	256.00 plus 130.00/unit
Mobilehome Parks	256.00 plus 130.00/lot-pad or unit including any subsequent additions.

Non-residential construction shall pay a Capital Improvement Fee for each square foot of construction of floor area of:

\$ .26 per sq. ft. of floor area times a trip end factor of:

1.0 for high traffic land uses generating more than 100 trips per day per 5,000 sq. ft. of building area.

.75 for medium traffic land uses of 25 to 100 trips per day per 5,000 sq. ft. of building floor area and

.50 for low traffic land uses of less than 25 trips per day per 5,000 sq. ft. of building floor area.

Average trips per day shall be determined by the Department of Public Works.

A trip end means a vehicle trip to the land use.

The term 5,000 sq. ft. includes any fraction thereof.

The charge for improvements adding square feet to existing residential and transient unit construction shall be determined by multiplying the size of the new construction by \$.13 per square foot.

#### STORM DRAIN: (Ord. 451)

Single Family and Duplex	\$70/unit base and \$.14/sq. ft. floor area including garage or carport.
Multi-Family Residential	\$.14/sq. ft. of impervious surface.
Mobilehome Parks	\$.96/MH unit or pad

#### STORM DRAIN: (Ord. 451 cont.)



Non-residential construction \$.14/sq. ft. of impervious surface.

The Director of Public Works may recommend to the City Council that the city accept facilities determined to be beneficial to the city as a whole in lieu of payment of all or a portion of the fees. The City Council may in its sole discretion accept or reject the in-lieu construction.

PARKS: (Ord. 574)

Single Family Dwelling	)	
Apartments	)	All \$633 per unit
Condos	)	
Mobilehome Parks	)	





# DEVELOPMENT FEES AND CHARGES

(1400 SQ. FT. 3 BEDROOM, 2 BATH, GARAGE, 60' FRONTAGE)

ANDERSON RED BLUFF REDDING OROVILLE CHICO

PARKS / MAINT. ACQ.		\$633.00	\$286.25	\$275.00	\$224.00	\$2,112.00
SEWER		\$1,467.00	\$1,817.00	\$2,150.00	\$1,477.50	\$5,120.00
CONSTRUCTION FEE		\$256.00	\$400.00	\$220.00	\$2,364.00	\$0.00
STORM DRAIN		\$350.00	\$360.00	\$200.00	\$2,481.00	\$2,290.00
TORMEY DRAIN/SPECIAL	<sup>1</sup>	\$186.00	\$247.75	<sup>2</sup> \$590.00	\$0.00	\$0.00
SCHOOLS		\$2,212.00	\$1,974.35	\$2,184.00	\$3,160.00	\$2,212.00
BUILDING PERMITS AND PLAN CHECK		\$1,045.00	\$1,200.00	\$1,200.00	\$1,250.00	\$1,331.00
TRAFFIC IMPACT OR STREET IMPROVEMENTS		\$0.00	\$1,050.00	<sup>6</sup> \$800.00	<sup>5</sup> \$507.00	\$1,404.00
WATER		\$965.00	\$1,341.75	\$1,850.00	<sup>4</sup> \$1,313.75	<sup>3</sup> \$1,530.00
ADMINISTRATION FEE	****	\$0.00	\$288.40	\$0.00	\$0.00	\$0.00

TOTAL - \*\*\*\* \$7,114.00 \$8,965.50 \$9,469.00 \$12,777.25 \$15,999.00

## FOOTNOTES -

- FIGURE IS BASED ON ACREAGE. THIS AMOUNT REFLECTS THE FEE FOR A 6,000 SQUARE FOOT LOT.
- AVERAGE BETWEEN SEVERAL SMALL DISTRICTS.
- SERVICE CHARGE OVER 10 YEARS (CAL-WATER - \$12.75 / MO.)
- AVERAGE BETWEEN 3 WATER DISTRICTS: CAL-WATER, OROVILLE WIANDOT IRRIGATION DISTRICT (3 SMALL DISTRICTS), THERMALITA IRRIGATION DISTRICT.
- TRAFFIC IMPACT FEE: \$20,000.00 PER ACRE - COMMERCIAL  
\$507.00 PER UNIT - RESIDENTIAL
- UP FOR RECONSIDERATION - SUMMER 1992



# CITY OF ANDERSON

## FEE SCHEDULE

USE PERMITS		
(Major)	\$	400.00
(Minor)		75.00
VARIANCE		150.00
REZONE		500.00
GENERAL PLAN AMENDMENT		750.00
PARCEL MAP		250.00
SUBDIVISION MAP		400.00+ 5/lot
NEGATIVE DECLARATION (CEQA)		100.00
E.I.R. (CEQA)		Costs
APPEALS		60.00
DESIGN REVIEW		25.00
SIGN PERMIT		7.00
BUSINESS LICENSE	PLANNING	14.00
	BUILDING	14.00
	FIRE	14.00

8-2-89



7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

  X   jurisdiction has no projects approved pursuant to this law

       staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

None

lmwb:preserve.he





## HOMELESS FACILITY CRITERIA

**POLICY** : Develop criteria and identify appropriate locations for homeless shelters if a future need should arise for such a facility in Anderson.

**Focus:** Providing temporary shelter primarily for City residents who find themselves in a short-term homeless situation

The following map shows non-residential neighborhoods in which applications for homeless shelters would be accepted. In addition, a public or private charitable organization could request a permit for an homeless shelter in a medium or high density residential neighborhood under the following circumstances:

- \* The clients being served are City residents.
- \* The shelter is intended for use by any one individual or family for no more than three successive nights.
- \* A maximum of six persons occupy the shelter at any one time.
- \* No visible evidence of the use of a building as a homeless shelter is apparent from surrounding properties.
- \* The use of the premises as a homeless shelter is secondary and incidental to the primary use of the building (for example, a church which uses a basement as a temporary shelter for its parishioners).



Action:

A. Develop criteria for the location of emergency housing shelters. These include:

- \* That shelters should be located in proximity to existing social service agencies (public or private) which provide related assistance to homeless individuals (food, medical, income assistance, housing referral, etc.)
- \* That shelters not be located in or adjacent to residential areas unless restricted to a small number of individuals for a limited duration (see B).
- \* That shelters should not be concentrated on any one block front in the City.
- \* That a demonstrated need for a new shelter should exist before it is approved.
- \* That the location should be such that all activities associated with the shelter are conducted within an enclosed area.

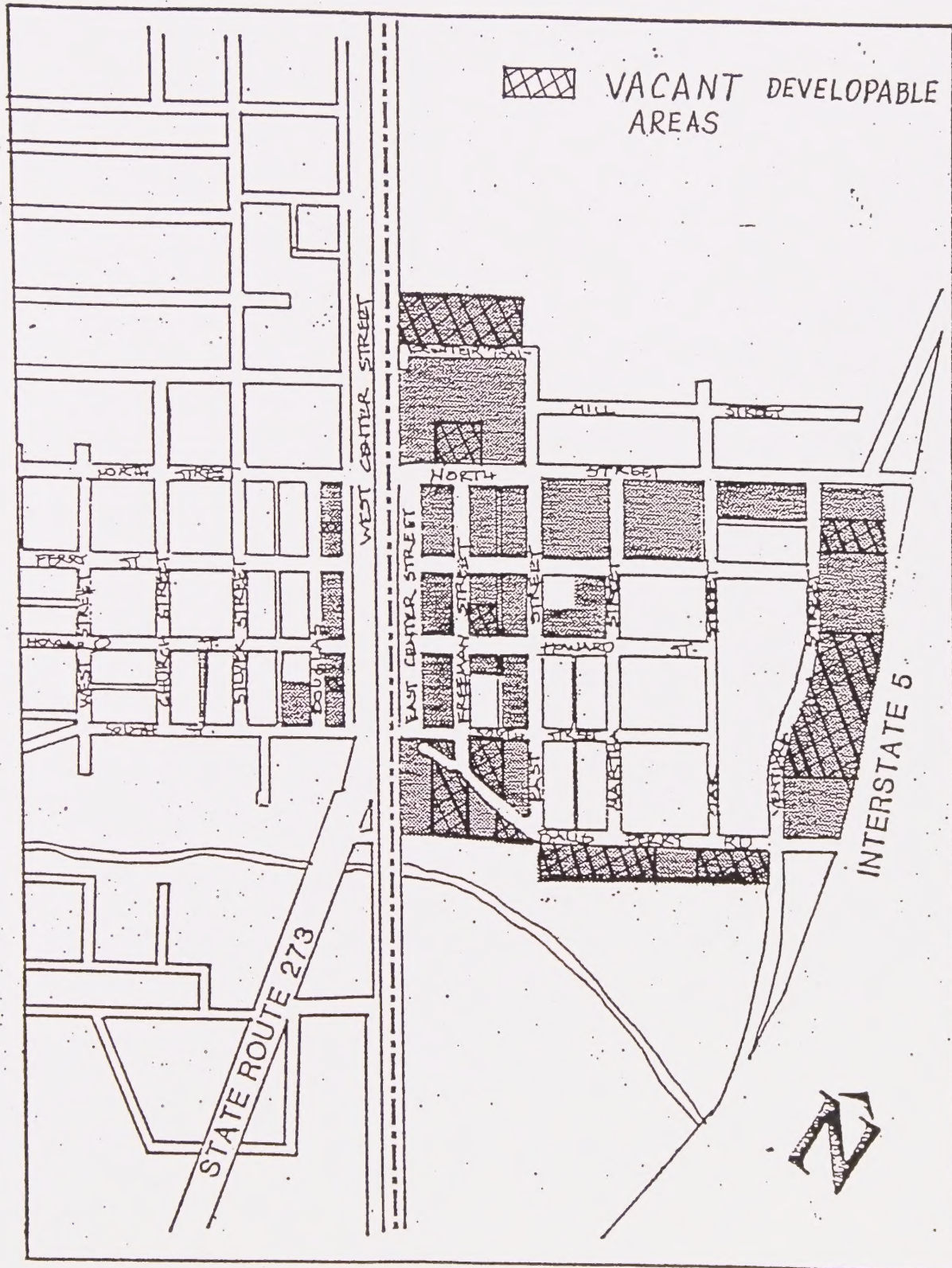
B. Select general areas within the City from which applications for emergency shelters would be accepted. The following map shows commercially-designated areas of the City in which requests for emergency shelters would be considered. Most of the lots in these commercial areas have existing land uses, and the City will encourage the continued use of existing businesses. However, undeveloped sites or vacant buildings on commercial blocks may be appropriate for emergency shelters under the following conditions:

- \* All activities associated with shelter are conducted in enclosed areas.
- \* No adverse noise or visual impacts would be imposed on nearby business establishments.
- \* The operation of the shelter does not result in loitering in public areas by clients of the shelter.





# POSSIBLE LOCATIONS FOR HOMELESS SHELTERS





U.C. BERKELEY LIBRARIES



C124906968